

36 Abbot Drive Hadnall Shrewsbury SY4 4FF



3 Bedroom House - Semi-Detached
Offers In The Region Of £300,000

The features

- NO ONWARD CHAIN
- HALL, CLOAKROOM, GOOD SIZED LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARDEN WITH SUMMERHOUSE
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- ATTRACTIVELY FITTED KITCHEN WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EPC B



*** NO ONWARD CHAIN ***

*** IMPRESSIVE 3 BEDROOM HOME IN ENVIABLE VILLAGE ***

This beautifully presented 3 bedroom home is finished with a contemporary style and is a perfect home for first time buyer or a growing family and built by reputable local developer Galliers,

Occupying an enviable position in the heart of this much sought after North Shropshire village which boasts amenities including primary school, village store/post office, public house, restaurant, church, active village hall. For commuters ease of access to the A5/M54 motorway network along with a regular bus service to the Town Centre.

The accommodation briefly comprises Reception with Cloakroom, good sized Lounge /Dining Room with French doors to the Garden, fitted Kitchen with range of appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking, garage and lovely South facing rear garden with summerhouse.

Viewing essential.

Property details

LOCATION

The property occupies an enviable cul de sac location in the heart of this popular and self sufficient village. Hadnall has good facilities including Post Office/General Store, Church, Restaurant and Public House, Primary School and regular bus service to Shrewsbury Town Centre. There is also ease of access to the A5/M54 motorway network.

ENTRANCE

Covered entrance with door leading to Reception Area with tiled floor, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled floor, radiator.

KITCHEN

Attractively fitted with contemporary range of soft grey, high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath. Range of eye level wall units and cupboard housing boiler, recessed ceiling lights, window to the front, continuation of tiled flooring.

LOUNGE/DINING ROOM

A lovely light room having window and double opening French doors leading on to the garden. Media point, useful understairs storage cupboard, continuation of tiled flooring, radiators.

FIRST FLOOR LANDING

Staircase leads to the First Floor with access to roof space and off which lead to the

PRINCIPAL BEDROOM

with window to the front, range of fitted wardrobes with mirror fronted sliding doors, hanging rail and shelving, media point, radiator. Deep overhead storage cupboard.

EN SUITE SHOWER ROOM

Fitted with large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

A generous double room with window overlooking the rear, radiator.

BEDROOM 3

A good sized single room with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable position on this popular development in the centre of Hadnall. Approached over driveway with parking for two cars and leading to the Garage with up and over door, power and lighting and personal door to the garden.

The Front Garden is laid to lawn with laurel hedge divide. The Rear Garden is a particular feature of the property being South facing and having large paved sun terrace, garden laid to lawn with raised planter beds and Summerhouse - perfect space for those who love to entertain and dine alfresco. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. Please note there is a management charge - from October 2024 - September 2025 the cost was £385.90 yearly (it's paid half yearly) which will potentially be reviewed in September 2025.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

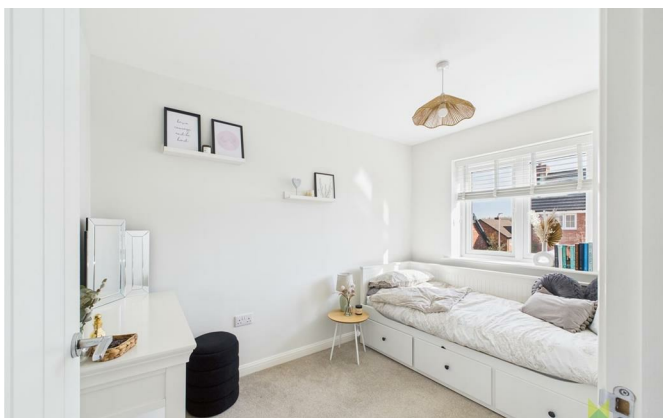
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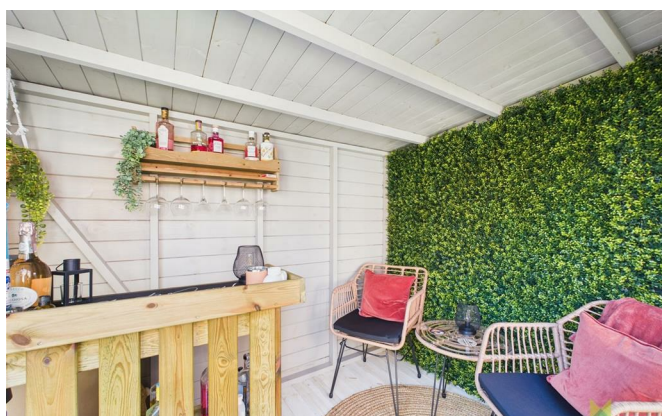
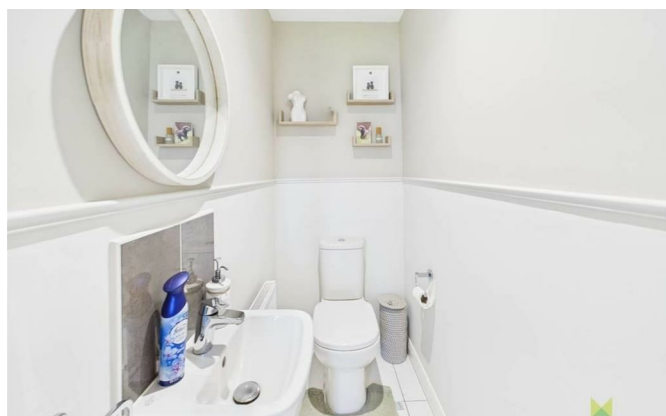
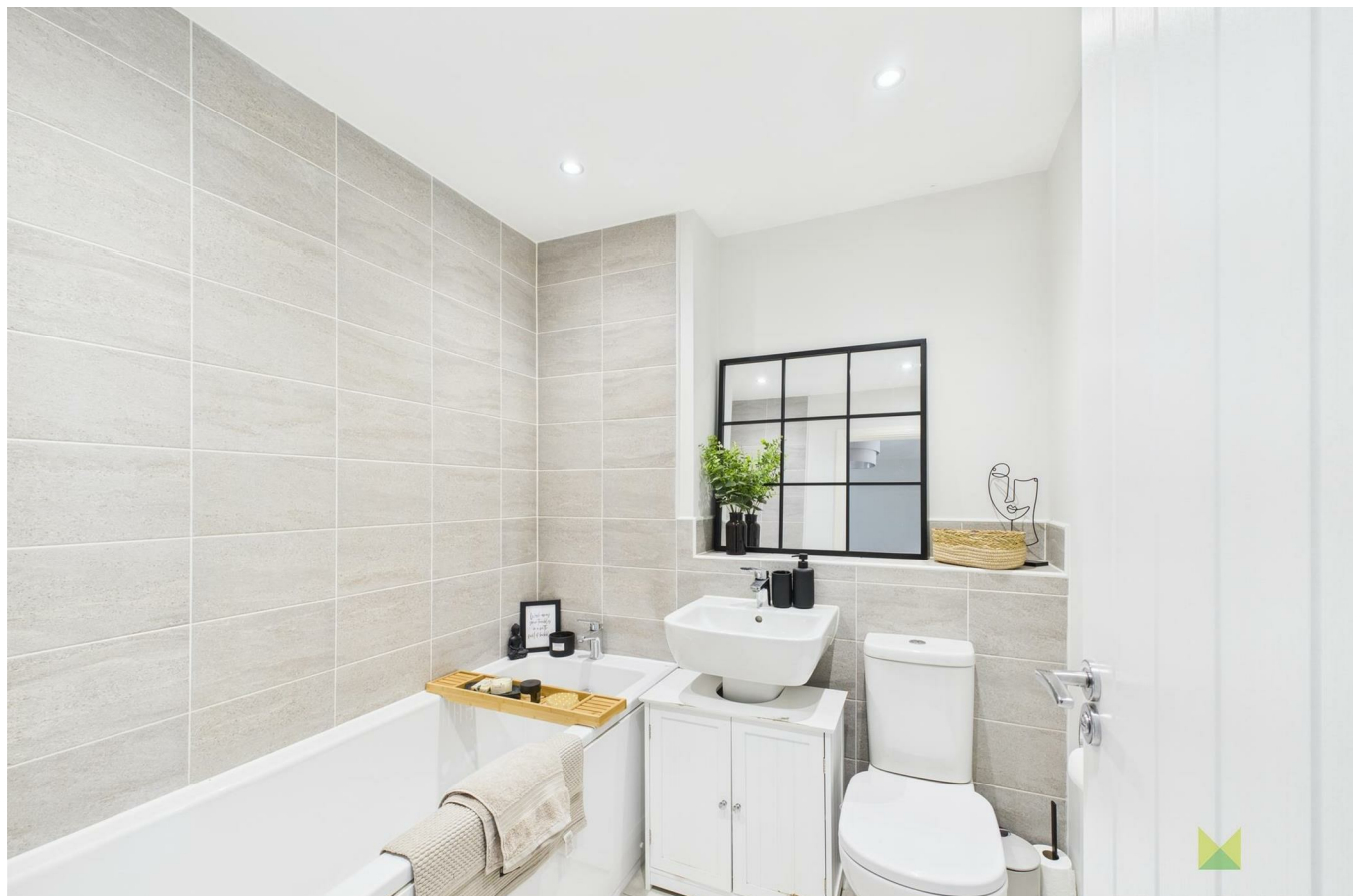
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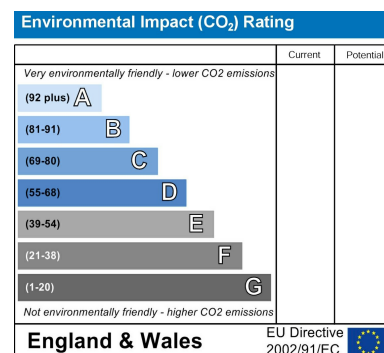
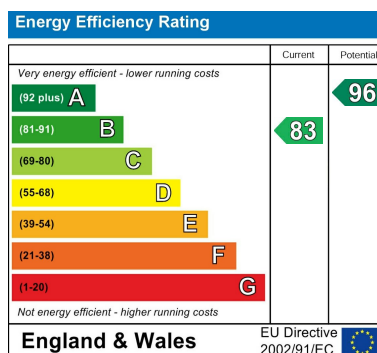
Shrewsbury office

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HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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