



# MONKS

## 2 Chapel Crescent Hadnall Shrewsbury SY4 4EQ

3 bedroom House - Detached property  
Offers in the region of £390,000



# MON







\*\*\* FABULOUS DETACHED HOME EXTENDED TO PROVIDE IMPRESSIVE  
ACCOMMODATION \*\*\*

An excellent opportunity to purchase this beautifully presented and improved 3 bedroom double fronted detached house, which has been extended to provide a lovely open plan Living/Dining/Kitchen and has the benefit of planning permission to provide additional accommodation.

Occupying an enviable position overlooking green space in the heart of this much sought after Village on the edge of the Town. Hadnall has good facilities and provides ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated and is perfect for a growing family, those looking to downsize or just love to entertain, briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, Conservatory, stunning open plan Living/Dining/Kitchen with range of appliances, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing essential.

2 Chapel Crescent  
Hadenall Shrewsbury  
SY4 4EQ







#### LOCATION

The property occupies an enviable position in the heart of this much sought after Village ideally placed for commuters with ease of access to the A5/M54 motorway network. Hadnall has excellent local facilities including Post Office/General Store, School, Church, active Village Hall, Restaurant and Public House along with a regular bus service to the Town Centre.

#### RECEPTION HALL

Covered entrance with outside light and door opening to Reception Hall with attractive LVT flooring, radiator.

#### CLOAKROOM

with suite comprising WC and wash hand basin. Radiator, continuation of LVT flooring.

#### LOUNGE

A lovely room having walk in bay window to the front. Feature brick chimney breast housing cast iron log burner, media point, radiator. LVT flooring and double opening doors to

#### CONSERVATORY

being of brick and sealed unit double glazed construction with doors leading onto the garden.

#### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

This excellent through room is bright and airy and has been extended to provide spacious open plan living - perfect for a growing family or those who love to entertain. Attractively fitted with range of contemporary soft grey fronted shaker style units comprising of a comprehensive range of cupboards and drawers with solid work surfaces over and having inset 5 ring hob unit with extractor hood over and deep pan drawers beneath. Built in double oven and grill and microwave with cupboards above and below. Tall shelved larder unit and recess for large American style fridge freezer. Large feature central breakfast island housing inset sink unit with mixer tap set into range of base units and built in dishwasher. Seating for 5 and space for two wine coolers. Bay window overlooking the front featuring fitted window seat with storage beneath and enjoying the aspect of parkland to the fore. The Family Area offers excellent space for those who love to entertain and family living featuring living flame effect log style burner and double opening French doors leading onto the rear garden. Tiled floor throughout complimented with underfloor heating.

#### UTILITY ROOM

having worksurface with space beneath for washing machine, tall shelved larder unit, wall mounted gas central heating boiler Stable style door to the garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the rear, storage cupboard, access to roof space and off which lead

#### PRINCIPAL BEDROOM

A lovely room having window overlooking the garden, media point, radiator, decorative wood panelling, built in shelved storage cupboard. Opening to Dressing Area with mirror fronted wardrobes, window to the front, radiator.

#### EN SUITE SHOWER ROOM

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

#### BEDROOM2

A generous double room having window to the front with lovely aspect over the green, LVT flooring, radiator.

#### BEDROOM3

with window to the rear, LVT flooring and decorative wood panelling. Radiator.

#### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

#### OUTSIDE

The property occupies a lovely corner position with pleasant open aspect to the fore over the green. Approached over driveway with parking and leading to the Garage. The Garden to the front is laid to lawn. Side pedestrian access leads to the rear garden which is laid mainly to lawn with paved sun terrace and enclosed with wooden fencing and mature specimen trees.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold. We would recommend





this is verified during pre-contract enquiries.

#### 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 D - 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](https://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

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



**Judy Bourne**

**Director at Monks**

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**Get in touch**

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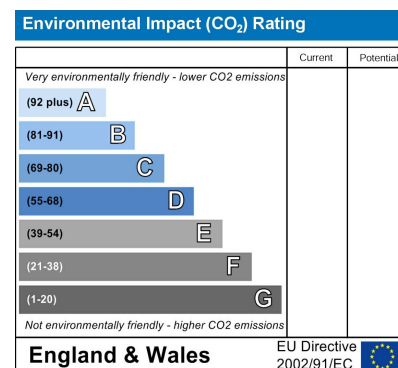
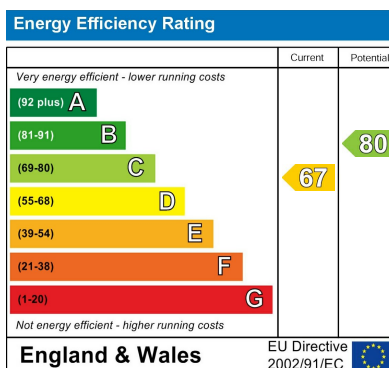
**Shrewsbury office**

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**We're available 7 days a week**

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

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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