



MONKS

43 - 44 Shrewsbury Road **Hadnall Shrewsbury** **SY4 4AE**

6 bedroom Not specified property
Offers in the region of £365,000







*** DEVELOPMENT POTENTIAL ***

Set in fabulous sized plot with open farmland to the rear are a pair of 'non standard construction' semi detached homes - offered to the market as a whole.

Set on the edge of this popular North Shropshire village, ideal for commuters with ease of access to the A5/M54 motorway network. Hadnall is self sufficient with village store/post office, church, primary school, public house and active village hall.

Each home currently comprises Hall, Lounge, Kitchen, Ground Floor Bathroom, Utility/Store and 3 Bedrooms.

Set in good sized gardens with ample off road parking.

Cash offers only.

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Hadnall Shrewsbury
SY4 4AE





NOTE

PLEASE NOTE - THESE PROPERTIES ARE BEING OFFERED FOR SALE ON A CASH ONLY PURCHASE DUE TO THEIR NON STANDARD CONSTRUCTION - AND THE SITE MAY OFFER POTENTIAL FOR DEVELOPMENT - SUBJECT TO THE NECESSARY CONSENTS.

LOCATION

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EACH HOME COMPRISES

RECEPTION HALL

with quarry tiled floor.

LOUNGE

with window to the front, period fireplace.

KITCHEN

with range of wall and base units, space for appliances and large walk in pantry.

UTILITY/GARDEN ROOM

with door leading to the garden

BATHROOM

with panelled bath, wash hand basin and WC.

FIRST FLOOR LANDING

From Reception Hall staircase leads to First Floor Landing off which lead

BEDROOM 1

with window to the front, period fireplace, useful walk in storage cupboard.

BEDROOM 2

with window to the rear.

BEDROOM 3

with window to the rear.

OUTSIDE

The properties are set back from the road and approached through wooden gate giving access over driveways with ample parking, turning and hard standing. The Gardens are of an excellent size being laid mainly to lawn and enclosed with wooden fencing. The rear is bordered by farmland.

GENERAL INFORMATION.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised each property is in Band B - 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

Judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

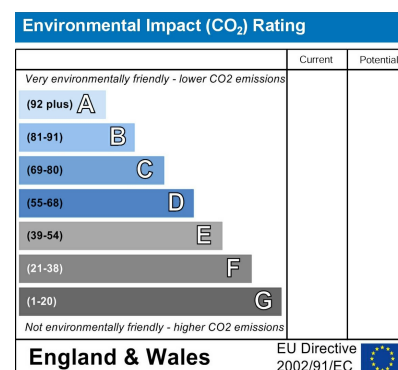
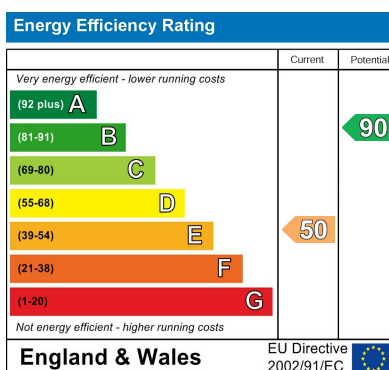
Shrewsbury office

10a-11 Shoplatch, Shrewsbury,
Shropshire, SY1 1HL

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.