



MONKS

Pine Ridge Lower Road
Harmer Hill Shrewsbury
SY4 3QX

4 bedroom House - Detached property
Offers in the region of £535,000







*** STUNNING RURAL VIEWS ***

Set in a fabulous plot with the most stunning views to the fore over open countryside and Shropshire Hills beyond.

Offering spacious and versatile accommodation over 2 floors including Reception Hall, large Lounge with views, open plan Living/Dining/Kitchen, Utility, Cloakroom, 2 double Bedrooms and Bathroom on the Ground Floor. Two further double Bedrooms and Shower Room on the First Floor.

Charming well stocked Gardens, driveway with parking and Garage.

Viewing essential.

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LOCATION

The property occupies an enviable position on Lower Road, just before reaching The Pines and has the most stunning far reaching views. Harmer Hill has an active Village Hall and restaurant/Public House with a school bus service through to Baschurch, Wem and Ellesmere. There is ease of access to the A5/M54 motorway network and the County Town and the nearby market Town of Wem boasts an excellent range of amenities including Railway Station with links to Crewe and London.

SPACIOUS RECEPTION HALL

Wooden entrance door with glazed side panels opens to inviting Reception Hall with useful under stairs recess with fitted coat hooks, radiator, tiled flooring. Deep shelved storage cupboard.

LOUNGE

A fabulous room, naturally well lit from an impressive large picture window providing views over open countryside and hills beyond. Cast iron log burner set onto slate hearth, media point, radiators. Bi-fold doors opening to

OPEN PLAN FAMILY DINING KITCHEN

The Dining Area has double opening French doors with side screens opening onto the Rear Garden, ample space for large dining table, radiator. Peninsular breakfast bar divide to the attractive Kitchen which is fitted with range of wooden fronted units incorporating one and half bowl sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over, inset 4 ring hob with extractor hood over and oven and grill beneath, matching range of eye level wall units, tiled surrounds and tiled flooring. Radiator, window overlooking the rear garden.

UTILITY ROOM

With continuation of units incorporating circular sink with mixer taps set into base cupboard with space to the side for washing machine, space for fridge freezer, oil central heating boiler, continuation of tiled flooring. Windows and door to the garden.

CLOAKROOM

With WC, window to the side.

BEDROOM 1

With large window overlooking the front with fabulous views

over open countryside and hills beyond. Well fitted with bedroom furniture including fitted wardrobes, dressing table and storage cupboards and open fronted display shelving. Radiator.

BEDROOM 2/SITTING ROOM

A great multi purpose room with double opening French doors leading onto the garden. Range of fitted storage including wardrobes, shelved recess with point for TV and recessed spot lights. Radiator.

GROUND FLOOR BATHROOM

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

FIRST FLOOR LANDING/STUDY AREA

From the Reception Hall staircase leads to SPACIOUS FIRST FLOOR LANDING with velux roof light to the rear. Large double storage cupboard, radiator.

BEDROOM 3

A lovely light room having window with deep display sill overlooking the front with breath taking views over open countryside and hills beyond. Double and single wardrobes and excellent range of cupboards, drawers and dressing table. Recessed ceiling lights, further window to the side, radiator.

BEDROOM 4

With velux roof light to the front, large Airing/Storage Cupboard, recessed ceiling lights, radiator.

SHOWER ROOM

A well appointed room with shower cubicle, wash hand basin and WC, complementary tiled surrounds, vanity storage unit with drawers and shelving and fitted wall mirror over. Heated towel rail, velux roof light to the rear.

OUTSIDE

The property is set back from Lower Road approached through double opening wooden gates over gravelled driveway with provides parking for several vehicles and leads to the Garage. The Garden to the front is laid to shaped lawn with well stocked flower, shrub and herbaceous beds. A range of inset specimen



trees and is enclosed with dwarf brick walling and picket style fencing. Side pedestrian access leads around to the good sized Rear Garden which has a paved sun terrace immediately adjacent to the Dining Area, perfect for those who love to dine alfresco. The Garden is laid extensively to lawn again with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electricity, water and drainage are connected. Oil Central Heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is Band F - 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.



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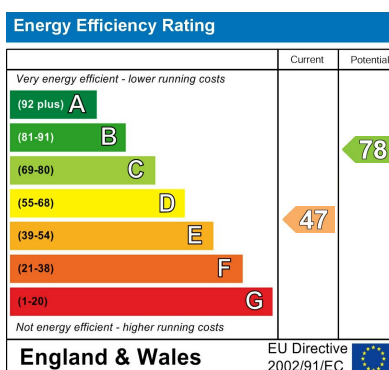
Wem office

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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.
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