

2 Pool Drive, Hadnall, Shrewsbury, Shropshire, SY4 4BQ

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £319,995

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, with beautifully kept front and landscaped rear enclosed gardens, this is a well presented, particularly spacious and well proportioned three bedroom detached bungalow. Hadnall is a sought after residential location north of the Shrewsbury town centre. It is well placed for easy access to the local bypass leading up to the M54 motorway network and medieval town centre of Shrewsbury. This bungalow has the added benefit of being offered For sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, small study area, lounge, inner hallway, kitchen/breakfast room, UPVC double glazed conservatory, three bedrooms, re-fitted shower room, well maintained landscaped front and rear enclosed gardens, generous driveway, carport, garage, UPVC double glazing, gas fired central heating, cul-de-sac position, pleasing village location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door and UPVC double glazed window to side gives access to:

Entrance hallway
Having radiator.

Door from hallway gives access to:

Small study area
5'3 x 3'2

Having double glazed window to side.

Door from entrance hallway gives access to:

Lounge
14'10 x 11'11

Having two double glazed windows, radiator, living flame coal effect gas fire.

Wooden framed glazed door from lounge gives access to:

Inner hallway
Having airing cupboard with hot water tank cylinder unit, loft access.

From inner hallway doors then give access to:

Kitchen/breakfast room
13'5 x 8'11

Having a range of eye level and base units with built-in cupboards and drawers, integrated twin ovens, four ring electric hob with concealed cooker canopy over, fitted wooden style worktops with inset 1.2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, double glazed window to side, space for appliances, UPVC double glazed door giving access to side of property/carport.

From hallway door gives access to:

Bedroom one
11'10 x 11'5

Having double glazed window to rear, radiator.

Bedroom two
12'4 x 8'11

Having double glazed window to rear, radiator.

Bedroom three
11'4 x 9'1 max reducing down to 6'9

Having radiator.

UPVC double glazed French doors give access to:

UPVC double glazed conservatory
11'9 x 9'4

Having brick base, range of UPVC double glazed windows, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens, radiator.

Re-fitted shower room

Having tiled walk-in shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, double glaze window to side, tiled to walls, tiled floor, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a neatly kept lawn garden with mature shrubs, low rise brick walling and wrought iron gates. The wrought iron double gates then lead a compressed concrete driveway which provides ample off street parking for a number of vehicles with access being given to:

Garage

17'2 x 9'10

Having wall mounted gas fired central heating boiler, double glazed window to rear, up and over door, service pedestrian door to side. To the side of the property there is two paved patio areas which then leads to the property's beautifully kept landscaped:

Rear gardens

Having paved patio area, lawn gardens stoned sections, deep borders containing a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

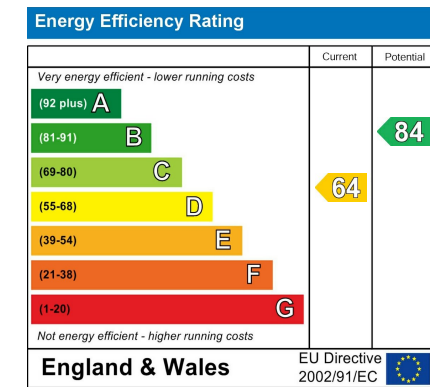
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

