



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

21 Blacksmiths View, Hadnall, Shrewsbury, SY3 4BF

**Offers In The Region
Of £425,000**

To view this property please call us on **01743 236 800** Ref: C7734/WM/KQ

An immaculately presented, four bedroom detached family home.

An immaculately presented, modern, four bedroom detached family home provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, kitchen, utility room. Master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and parking. Well stocked enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position on this modern residential development in the popular village of Hadnall, where there are a range of local amenities including primary school, village stores, post office, church, public house, frequent bus service to the town centre and the property is well placed within easy reach of the Shrewsbury by pass with the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

CLOAKROOM

Wash hand basin, wc
Window

LIVING ROOM

19'3" x 10'11" (5.88m x 3.32m)
Bay window to the front
French doors to rear garden

DINING ROOM

10'5" x 10'5" (3.18m x 3.17m)
Large window to the front

KITCHEN / BREAKFAST ROOM

12'2" x 10'5" (3.71m x 3.17m)
Range of matching wall and base units
Integrated double oven, hob and extractor hood
Integrated dishwasher and fridge freezer
Window to the rear
Door to:

UTILITY ROOM

7'2" x 6'2" (2.18m x 1.87m)
Base units and plumbing for white goods
Door to garden

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING with storage cupboard.

MASTER BEDROOM

15'0" x 10'5" (4.56m x 3.17m)
Built in wardrobes
Window enjoying open aspect to the rear over neighbouring fields

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

11'10" x 9'11" (3.60m x 3.02m)

BEDROOM 3

9'10" x 9'10" (2.99m x 3.00m)
Window enjoying open aspect to the rear over neighbouring fields

BEDROOM 4

9'2" x 10'11" (2.79m x 3.32m)

BATHROOM

Panelled bath with shower over and shower screen
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door
Door to garden

The property is approached over a driveway providing parking and access to the garage and reception area, screened by box hedging and floral borders.

Gated side access to the enclosed REAR GARDEN which is laid to lawn with paved patio providing ideal seating/entertaining space. Mature hedging and floral borders.

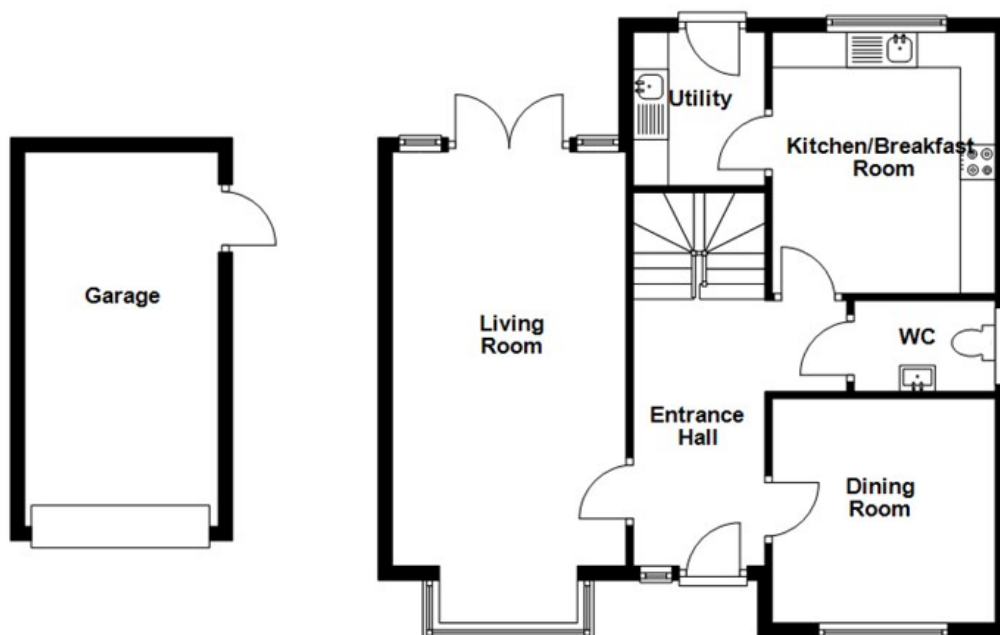




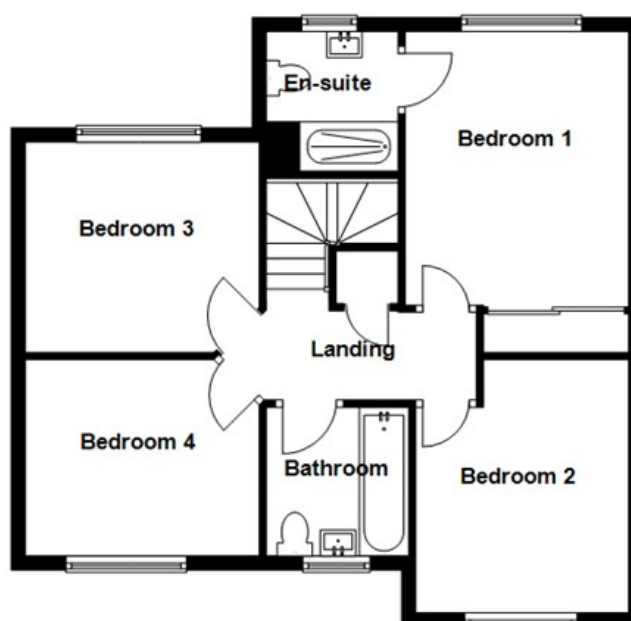


FLOOR PLANS ...

Ground Floor



First Floor



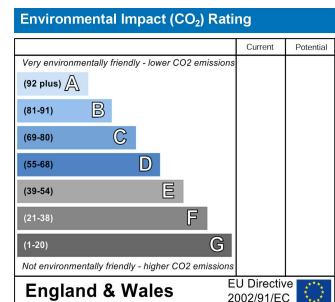
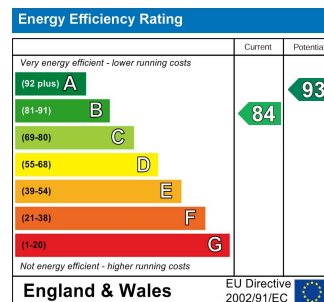
Total area: approx. 1484.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 north through Upper Battlefield to Hadnall. Continue through Hadnall, turning left onto Station Road. Turn right onto Blacksmiths View, where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones