



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

25 Shrewsbury Road, Hadnall, Shrewsbury, SY4 4AG

**Offers in the Region of
£235,000**

To view this property please call us on **01743 236 800** Ref: C7741/WM/KQ

A three bedroom terraced house in need of some modernisation and improvements.

This three bedroom terraced house requires some modernisation but provides well planned and versatile accommodation briefly comprising; entrance porch, living room/dining room, kitchen, study, garden room, three bedrooms and bathroom. Parking space. Large rear garden capable of an attractive layout.

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



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

Two windows

LOUNGE / DINING ROOM

21'0" x 11'5" (6.39m x 3.49m)

Feature fireplace

Understairs store cupboard

Opening to

STUDY

9'5" x 8'4" (2.87m x 2.54m)

KITCHEN

11'3" x 8'4" (3.42m x 2.54m)

Range of wall and base units

Door to garden room

GARDEN ROOM

Door to garden

STAIRCASE rising from garden room to FIRST FLOOR
LANDING

BEDROOM 1

10'2" x 11'5" (3.10m x 3.49m)

BEDROOM 2

10'2" x 8'4" (3.10m x 2.54m)

BEDROOM 3

9'5" x 8'2" (2.86m x 2.48m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by dwarf brick wall with parking space and paved forecourt.

Enclosed rear garden laid mainly to lawn with large pond and shrubbery borders. The garden is capable of an attractive layout. Garden store shed and outbuilding.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 north through Upper Battlefield. Continue into Hadnall and before the village shop, the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SERVICES

We understand that mains water, electricity, drainage 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: C

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
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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
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Church Stretton SY6 6DA
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