



SAMUEL WOOD

10 The Pines Lower Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3RH

Offers In The Region Of £525,000



10 The Pines Lower Road

Harmer Hill, Shrewsbury, Shropshire, SY4 3RH



- Impressive Detached Property
- Four Double Bedrooms
- Delightful Gardens
- Gas Fired Central Heating
- Popular Village Location
- Stylish Kitchen with Adjacent Day Room
- Three Bathrooms
- Garage & Driveway Parking
- High Performance Glazing
- EPC Rating C

Occupying a prime position within this select development, interior viewing is recommended of this impressive and stylish four double bedroom, three bathroom detached property. Constructed during 2013 by respected developers Shingler Homes. Harmer Hill is a small village approximated north of Shrewsbury on the A528, it lies in the Parish of Myddle and Broughton, it has a mixed woodlands to the south and north west with an attractive rural setting consisting of woodlands and an old sandstone quarry enclaved and set into the hillside with some tall pine trees. The property is situated within an attractive garden plot extending to just over a 10th of an Acre.



Side Entrance Door

With storm canopy.

Spacious Reception Hall 18'3 x 7'6 (5.56m x 2.29m)

Timber style flooring, radiator, store cupboard, staircase with oak handrail and spindles ascends to the first floor accommodation.

Living Room 21' x 12'10 (6.40m x 3.91m)

An attractive room with French door overlooking the delightful garden aspect, further natural lighting is providing by a window to the side, wood burner with alcoves to chimney breast wall.

Kitchen with Adjacent Day Room 21' x 16'3 (6.40m x 4.95m)

Dining Area

With tiled floor, French doors to the rear garden, radiator.

Kitchen

Smartly appointed and fitted in Shaker style with a solid granite work tops together with a five ring professional style gas hob and double electric ovens, Franke 1.5 bowl sink unit, integrated refrigerator, freezer and dishwasher.

Utility Room 7'6 x 6' (2.29m x 1.83m)

Granite work top with inset sink unit, providing for washing machine, tiled floor, rear entrance door.



Guest Cloakroom WC

Comprising: wash hand basin, WC, window.

Spacious L Shaped Landing

Serving the bedrooms and family bathroom.

Family Bathroom

Comprising: P shaped bath with Grohe shower, vanity wash hand basin, WC, tiled splash areas.

Master Bedroom with En-Suite 19'6 x 13' (5.94m x 3.96m)

(overall measurements) an impressive room with French doors and picture windows overlooking the delightful front aspect with rural views into the far distance towards Pimm Hill, a further window to the side, sliding doors to built-in wardrobes.

En-Suite Shower Room

Comprising: walk-in shower enclosure with Grohe fittings, WC, vanity wash hand basin.

Guest Bedroom with En-Suite 17'7 x 18'1 reducing to 12' (5.36m x 5.51m reducing to 3.66m)

(overall measurements) a delightful double room with window to the front aspect, built-in wardrobe.

En-Suite Shower Room

Comprising: Grohe shower, WC, vanity wash hand basin, tiling to splash areas.

Bedroom 3 12'9 x 9'3 (3.89m x 2.82m)

Window overlooks the delightful rear garden and coppice, built-in wardrobe.

Bedroom 4 12'6 x 9'3 (3.81m x 2.82m)

A twin room with window overlooking the rear aspect, built-in wardrobe.

Outside

The Pines is approached from Lower Road

Garage 18'3 x 11'6 (5.56m x 3.51m)

With electronically operated up and over door, concrete floor, power and lighting, window and service door the rear.

Rear Garden

This property benefits from a delightful rear garden with Indian flagstone style paved sun terrace being adjacent to the house, the lawn section slightly inclines to a sandstone rockery providing the benefit of the coppice and sandstone rock face to the rear.

Services at the property

We understand that the property has gas, mains electricity, mains water and mains drainage.

Tenure

We understand the tenure is Freehold.





Local Authority

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

Council Tax Band: F

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering

To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Draft

These details are awaiting final approval and may be subject to some changes.



Directions

From Shrewsbury, take the A458 north passing through Harmer Hill. Bear left at Harmer Hill and continue on the A528 and turn left into Lower Road. What3Words awards.wishing.prune







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk