

6 The Pines Lower Road Harmer Hill Shrewsbury SY4 3RH



3 Bedroom House - Semi-Detached
Offers In The Region Of £300,000

The features

- BEAUTIFULLY PRESENTED FURNISHED SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- 3 GOOD SIZED BEDROOMS
- DRIVEWAY WITH PARKING
- ENVIABLE VILLAGE LOCATION
- RECENTLY FITTED KITCHEN WITH APPLIANCES
- UTILITY AND CLOAKROOM
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- EPC RATING B



*** ENVIABLE VILLAGE LOCATION ***

A beautifully presented, 3 bedroom unfurnished semi detached house which occupies an enviable position in the heart of this much sought after Village.

Reception Hall, Lounge with log burner, re-fitted Kitchen/Dining Room, Utility and Cloakroom along with 3 good sized Bedrooms and Bathroom.

Set in a lovely elevated plot with private Rear Garden and parking.

Viewing Essential.

Property details

LOCATION

The property occupies an enviable position in the heart of this much sought after village approximately 6 miles North of Shrewsbury. Harmer Hill itself has the benefit of a Restaurant/Public House, Church and active Village Hall and there are Doctors surgeries at nearby Clive and Baschurch. There is ease of access to the County Town where you will find a full host of amenities and ease of access to the A5/M55 motorway network. There are Railway Stations with links to Crewe and London at nearby Yorton and Wem along with beautiful country walks on the doorstep.

RECEPTION HALL

with wooden effect floor covering, radiator and off which lead.

LOUNGE

With window overlooking the rear garden. Feature central chimney breast housing cast iron multi fuel burner set onto hearth, media point, radiator.

KITCHEN/DINING ROOM

An excellent dual aspect room naturally well lit from window overlooking the front and double opening French doors leading onto the Rear Garden, perfect for dining alfresco. The Kitchen has been re-fitted with modern range of light grey fronted units incorporating one and half bowl sink unit with mixer taps set into base cupboard. Further range of matching cupboard and drawers with round edge worksurfaces over and having range of integrated appliances including dishwasher and fridge freezer, both with matching fascia panels. Inset gas hob unit with pan drawers beneath and extractor hood over, built in double oven, grill and microwave with cupboards above and below and adjacent larder unit. Matching range of eye level wall units, plinth lighting and inset ceiling lights. Tiled flooring throughout and ample space for Dining table. Radiator.

UTILITY ROOM

A great useful room with space for washing machine and tumble dryer with work surface over, fitted coat hooks. Large under stairs storage cupboard, tiled flooring, radiator. Window to the front.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled flooring, window to the front. Radiator.

FIRST FLOOR LANDING

Spacious galleried style landing with feature borrowed lighting. Airing Cupboard.

BEDROOM 1

A lovely light room with window to the front with pleasant aspect, fitted wardrobe with sliding doors, radiator. Access to roof storage space.

BEDROOM 2

With window to the front, fitted double wardrobe with mirror fronted sliding doors, radiator.

BEDROOM 3

With window to the rear, radiator.

BATHROOM

With suite comprising panelled bath with direct mixer shower

unit over, wash hand basin set into vanity unit with storage beneath and WC suite. Complementary tiled surrounds and flooring, heated towel rail. Window to the rear.

OUTSIDE

The property occupies an enviable slightly elevated position at the head of this small cul de sac, approached over driveway which provides parking for two cars. To the Front is a lawned area with flower and shrub beds, side pedestrian access to the enclosed Rear Garden, landscaped for ease of maintenance, which has an attractive paved sun terrace, bordered by raised artificial lawn and neatly kept raised sleeper flower beds The garden is totally private and is a great space for outdoor dining. Outside lighting.

GENERAL INFORMATION

TENURE

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

SERVICE CHARGE

We are advised there is an annual service/maintenance charge of £275.00 for maintenance of the communal areas. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

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

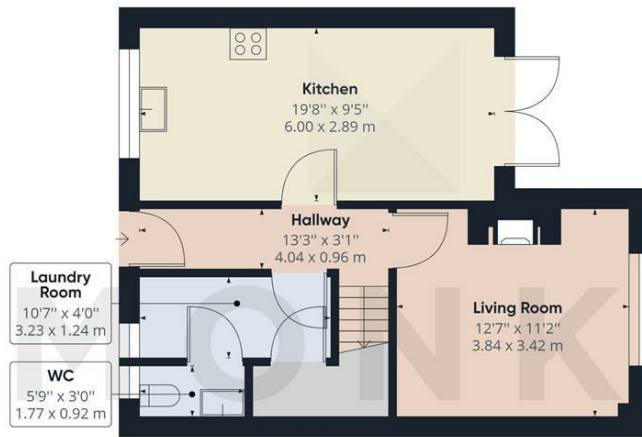
NEED TO CONTACT US

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

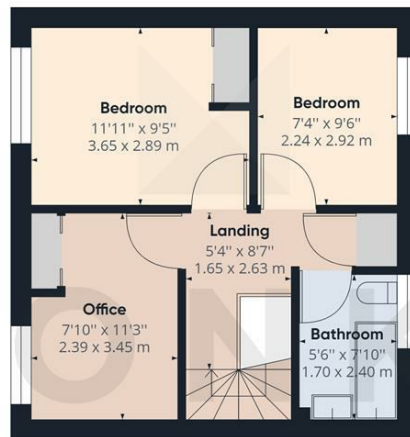
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Floor 0 Building 1



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Approximate total area⁽¹⁾
850.85 ft²
79.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 (CO₂) 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		

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