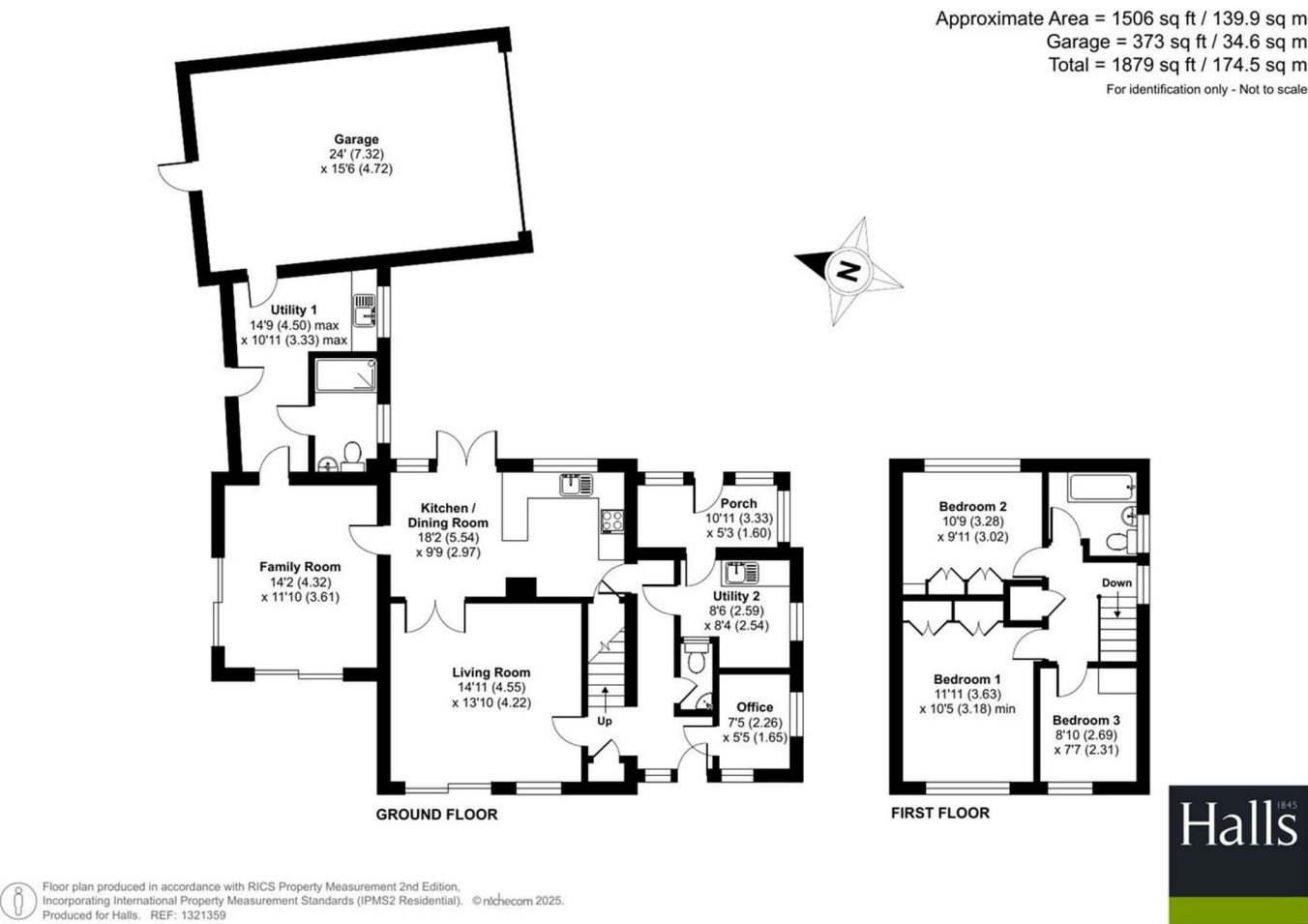


FOR SALE

Silver Chains, Kenley Road, Harley, Shrewsbury, SY5 6ND



FOR SALE

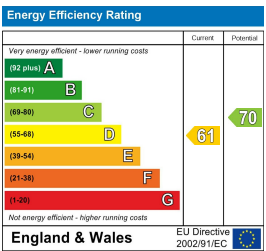
Offers in the region of £440,000

Silver Chains, Kenley Road, Harley, Shrewsbury, SY5 6ND

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A particularly spacious and highly appealing detached house, offering a flexible and versatile living environment, with scope for improvement, set with garaging and lovely wraparound gardens with a delightful outlook towards the village church and Wenlock Edge. NO ONWARD CHAIN.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

MILEAGES: Much Wenlock 2.4 miles, Shrewsbury 10.6 miles, Telford 11.2 miles. All mileages are approximate.


3 Reception Room/s


4 Bedroom/s


2 Bath/Shower Room/s





- Beautiful village location
- Spacious and versatile living environment
- Scope to modernise
- Driveway parking and garage
- Lovely gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, take the A458 in the direction of Bridgnorth, through to Cressage and carry on for approximately 1.3 miles. Take the right turn for Harley and continue into the village, where the property will be found after a short distance on the right hand side.

SITUATION
The property occupies a lovely position within the village and benefits from a superb outlook towards the village church with Wenlock Edge beyond. The village itself offers the amenities of a community hall and church, a short distance away lies the thriving historic market town of Much Wenlock which includes a range of shops, pubs, primary and secondary schools. To the north lies Shrewsbury with its excellent shopping centre and leisure facilities, together with a rail service.

DESCRIPTION
Silver Chains is a particularly well proportioned detached house, set in a beautiful rural village location. The ground floor boasts a superb living environment including a generous living room, study, kitchen diner and guest WC. Also to the ground floor, is a useful family room which could potentially be utilised as a forth bedroom. This is adjoined by a rear hall/utility and separate wet room. To the first floor, there are three bedrooms and the bathroom. Outside, there is driveway parking which leads to the generous garage. The gardens wraparound the property and are predominantly laid to lawn, whilst also incorporating patio seating areas and well stocked shrubbery beds and borders. It should be noted that the gardens provide a lovely outlook towards Wenlock Edge.

ACCOMMODATION
A panelled part glazed entrance door leads into:-

ENTRANCE HALL
With wood block flooring, staircase to first floor, built in cloaks cupboard and doors off and to:-

GUEST WC
With low level WC, wash hand basin, part tiled walls.

STUDY
Dual aspect windows.

LIVING ROOM
With beautiful aspect over the gardens and towards the village church and Wenlock Edge. Sliding doors leading out to gardens. Twin glazed doors to:-

KITCHEN DINER

KITCHEN
Providing a range of eye and base level storage cupboards and drawers, generous worksurface area with stainless steel sink unit and drainer, space and connection for electric cooker, space for fridge, built in understairs store cupboard.

DINING AREA
With twin glazed french doors onto a walled patio seating area.

BEDROOM FOUR/FAMILY ROOM
With lovely outlook towards the village church and Wenlock Edge, two pairs of sliding patio doors leading out to gardens. Door to:-

REAR HALL/UTILITY
Tiled floor, fitted worktop with stainless steel sink unit, space and plumbing for washing machine, tiled splash, extractor fan, wall mounted electric heater, part glazed UPVC door to rear gardens, access door to garage, access to loft hatch, and doors off and to:-

WET ROOM
With tiled floor and white suite comprising low level WC, pedestal wash hand basin and large walk-in shower cubicle, fully tiled walls and extractor fan.

BOILER ROOM/UTILITY
With fitted worktop, stainless steel sink unit and drainer, base level cupboards and drawers, Worcester oil fired central heating boiler, space and plumbing for dishwasher, space for fridge freezer and panelled part glazed door to:-

REAR PORCH
With tiled floor and panelled part glazed door leading to driveway.

FIRST FLOOR LANDING
Built in airing cupboard housing the hot water cylinder, doors off and to:-

BEDROOM ONE
With extensive range of built in wardrobes with overhead cupboards, picture window with stunning outlook.

BEDROOM TWO
Access to loft space, range of built in bedroom furniture, including wardrobes, storage cupboards and drawers.

BEDROOM THREE
Picture window with views towards the village church and Wenlock Edge.

BATHROOM
Providing a coloured suite comprising low level WC, pedestal wash hand basin and bath, part tiled walls, wall mounted electric heater.

OUTSIDE
The property is approached on foot through an iron gate onto a part concreted and part flagged pathway which gives access to the front door. Vehicular access is provided to the side and offers a part concreted and part gravelled driveway with space for numerous vehicles whilst giving access to the garaging.

GARAGE
With remote controlled electric entrance door, power and light points.

THE GARDENS
Silver Chains is beautifully set in its plot and provides beautiful sweeping and flowing lawns, which are flanked by established and abundantly stocked shrubbery beds and borders. Positioned off the family room is a generous sun terrace which allows a lovely vista towards the village church and Wenlock Edge. To the rear of the garage is a sizeable gravelled area, which could be utilised for multiple purposes and also contains further patio seating spaces. External cold water tap.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water and electricity are understood to be connected. Oil fired central heating boiler. Drainage is to a septic tank. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.