

The Beeches Shrewsbury Road Hadnall Shrewsbury SY4 4AE



4 Bedroom House - Detached
Offers In The Region Of £745,000

The features

- EXCEPTIONAL INDIVIDUALLY DESIGNED RESIDENCE
- BROUGHT TO YOU BY AWARD WINNING DEVELOPER S Y HOMES
- APPROXIMATELY 224 SQUARE METRES OF INTERNAL ACCOMMODATION
- SEPARATE LIVING ROOM AND ADDITIONAL SNUG
- LANDSCAPED GARDENS AND PRIVATE SETTING. VIEWING ESSENTIAL
- OPPORTUNITY TO PERSONALISE SELECTED INTERIORS AND FINISHES
- LUXURY HIGH STANDARD OF SPECIFICATION THROUGHOUT
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN
- 4 BEDROOMS AND 3 BATHROOMS. PRIVATE DRIVEWAY AND DETACHED GARAGE
- ENVIABLE LOCATION IN SELF SUFFICIENT VILLAGE



***** UNIQUE OPPORTUNITY - STUNNING FAMILY HOME *****

A rare opportunity to acquire an exceptional individually designed detached residence positioned within the heart of the sought-after village of Hadnall, just a short distance from Shrewsbury.

Occupying a generous private plot with landscaped gardens, ample driveway parking and detached garage. The Beeches has been thoughtfully designed to combine striking contemporary living with timeless architectural styling.

Extending to approximately 224m² of beautifully arranged accommodation, the property offers a superb balance of open-plan family living alongside more intimate reception spaces, perfectly suited to modern lifestyles.

The heart of the home is the stunning open-plan kitchen, dining and family area, designed for both entertaining and everyday living, with direct access onto the private gardens. A separate formal living room and additional snug provide versatile reception space, while a generous utility/pantry room enhances practicality.

Finished to an exceptional standard throughout, the property showcases a carefully curated luxury specification combining elegant contemporary styling with high-quality

Property details

NOTE

The CGI images are for illustration purposes only and the external images do not reflect a true image. Internally there is the option for buyers to work with SY Homes to complete the property subject to their own choices (subject to current build stage).

LOCATION

Occupying an enviable tucked away location in the heart of this popular North Shropshire village which is ideal for commuters with ease of access to the A5/M54 motorway network. The village boasts primary school, church, active village hall, post office/general store, public house and regular bus service to the Town.

OUTSIDE

The property is set back from the road and approached over driveway with parking for numerous vehicles and leads to the DETACHED DOUBLE GARAGE.

To the front of the property is a large gravelled forecourt enclosed with mature hedging which provides a good level of privacy. Side pedestrian access leads around to the excellent sized rear garden which will be laid to lawn and landscaped with paved sun terrace.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

TENURE

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

COUNCIL TAX BANDING

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

County's 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.

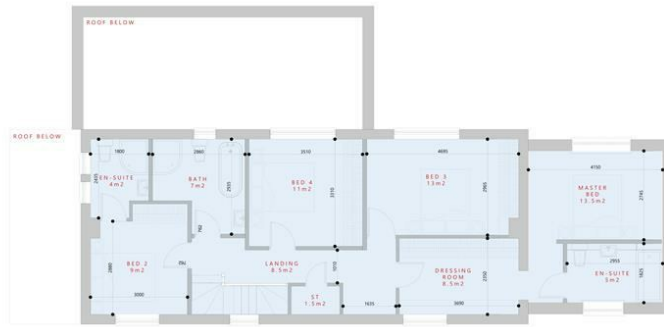
NEED TO CONTACT US

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

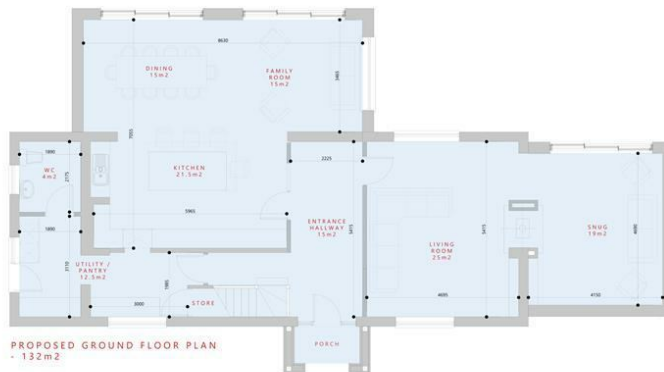
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PROPOSED FIRST FLOOR PLAN - 92m²



PROPOSED GROUND FLOOR PLAN - 132m²



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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		
(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	86

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	71

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.