



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 The Heath, Hadnall, Shrewsbury, SY4 4BB

£325,000 Region

To view this property please call us on **01743 236 800** Ref: C7699/WM/KQ

A neatly kept three bedroom semi-detached family home set on a substantial plot.

This neatly kept three bedroomed semi-detached family home provides well planned accommodation briefly comprising; entrance hall, dining room, living room, kitchen, utility, three bedrooms and bathroom. Ample parking. Large gardens. The property benefits from oil fired central heating, double glazing and enjoying open countryside views.

The property occupies a unique and secluded position on the fringe of the popular village of Hadnall, where there are a range of amenities including primary school, village stores, post office, church, public house and on a frequent bus service to the town centre. The nearby town of Shrewsbury offers a wide selection of shopping and transport facilities.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

DINING ROOM

10'0" x 15'2" (3.06m x 4.62m)

Feature fireplace

Window to the front

LIVING ROOM

13'0" x 13'6" (3.96m x 4.12m)

Inset log burner with wooden mantel over

Window to the rear

KITCHEN

13'5" x 6'7" (4.10m x 2.00m)

Range of matching wall and base units

Window to the rear and side

Opening to:

UTILITY

6'2" x 6'11" (1.89m x 2.12m)

Window

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 15'2" (3.06m x 4.62m)

Built in wardrobe

Large window enjoying views over neighbouring fields



BEDROOM 2

13'0" x 11'6" (3.96m x 3.50m)

Built in wardrobes

Window to the rear

BEDROOM 3

9'6" x 9'6" (2.90m x 2.90m)

Window to the rear

BATHROOM

Wash hand basin, wc

Panelled bath

Window

OUTSIDE THE PROPERTY

The property is approached over a driveway providing ample parking, flanked by front garden laid to lawn with a wide range of floral and shrubbery border and mature hedging.

Substantial Rear Garden partly landscaped to provide gravelled seating area, large lawned area to the rear with mature hedging offering privacy.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 north through Upper Battlefield to Hadnall. Continue through Hadnall and after a short distance, turn right (Signposted Painsbrook Lane). Follow this road around the bend, past the farm and keep left, follow the track to the end of the road and the property will eventually 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 electricity are connected. Oil fired central heating. Shared septic tank drainage. Private water supply.

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: B

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
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones