

9 Blacksmiths View, Hadnall, Shrewsbury, SY4 3BF

Shrewsbury & Country House Sales

MILLER EVANS


HOLFORD

9 Blacksmiths View, Hadnall, Shrewsbury, SY4 3BF

£450,000 Freehold

- Well presented, detached, four bedroom family home
- Entrance hall, wc, lounge, kitchen/dining room and utility room
- Main bedroom with en-suite shower room, three further bedrooms and family bathroom
- Integral garage, driveway with parking and garden to the front
- Enclosed rear garden and paved patio area
- Convenient village location wiith good amenities and easy access to Shrewsbury and transport links





An immaculately presented, four-bedroom detached family home set in the sought-after village of Hadnall.

The property provides well planned accommodation throughout, briefly comprising: entrance hall, ground floor WC, spacious lounge with picture window to the front. and open plan kitchen/dining room with rear garden views. The kitchen is fitted with a range of matching wall and base units with integrated appliances and a separate utility area. To the first floor, main bedroom with en-suite shower room, three further double bedrooms and family bathroom. The property benefits from an integral garage, landscaped rear garden and gas central heating.

The property occupies a pleasant position within the popular village of Hadnall, a well-regarded Shropshire village situated approximately 3 miles north of the historic county town of Shrewsbury.

Hadnall offers a wide range of everyday amenities, including a village shop and Post Office, public house, primary school, village hall and church, all contributing to its strong sense of community. There are also regular bus services providing access to Shrewsbury and the surrounding area. For commuters, the village is conveniently positioned for the A49, with straightforward access to the A5 and M54 motorway network, whilst Shrewsbury offers a more comprehensive range of shopping, leisure, educational and transport facilities.










Cirrex





ENTRANCE HALL

GROUND FLOOR WC
Wash hand basin and wc

LOUNGE
13'9" x 13'1"

KITCHEN/DINING ROOM
21'2" x 10'9"

UTILITY ROOM
3'3",318'2" x 6'5"

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
13'1" x 12'4"

EN-SUITE SHOWER ROOM
Walk-in shower, wash hand basin and wc

BEDROOM 2
12'5" x 12'3"

BEDROOM 3
11'0" x 9'8"

BEDROOM 4
11'11" x 8'3"

GARDENS & GROUNDS

GARAGE
19'11" x 8'2"

The property is approached over a driveway providing parking for two cars and access to the garage, screened by box hedging and floral borders.

Gated side access to the enclosed rear garden, which is mainly laid to lawn with a landscaped paved patio providing ideal seating/entertaining space. Mature hedging and floral borders offers a great amount of privacy.


L.F.C.
FOWLER
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HOW TO GET THERE

When approaching from Shrewsbury proceed along the A49 north through Upper Battlefield to Hadnall. Continue through Hadnall, turning left onto Station Road. Turn right onto Blacksmiths View, where the property will be found after a short distance on the left hand-side.



Total floor area 140.4 m² (1,511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate.

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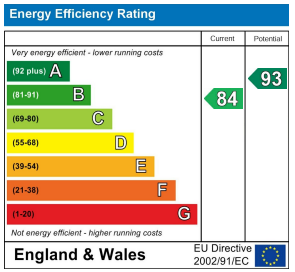
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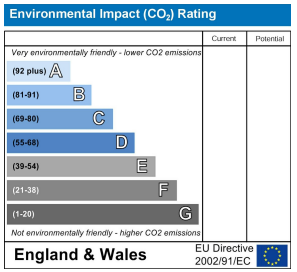
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IMPORTANT NOTICE

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. Images may have been enhanced.
This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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