

SAMUEL WOOD

10 The Pines Lower Road, Harmer Hill, Shrewsbury, Shropshire, SY4 3RH

Offers In The Region Of £500,000



10 The Pines Lower Road

Harmer Hill, Shrewsbury, Shropshire, SY4 3RH

4 3 1 C

- Impressive Detached Property
- Popular Village Location
- Four Double Bedrooms
- Delightful Gardens
- High Performance Glazing
- NO UPWARD CHAIN
- Stylish Kitchen with Adjacent Day Room
- Three Bathrooms
- Garage & Driveway Parking
- Gas Fired Central Heating - EPC Rating C

Occupying a prime position within this select development, interior viewing is recommended of this impressive and stylish four double bedroom, three bathroom detached property. Constructed during 2013 by respected developers Shingler Homes. Harmer Hill is a small village approximated north of Shrewsbury on the A528, it lies in the Parish of Myddle and Broughton, it has a mixed woodlands to the south and north west with an attractive rural setting consisting of woodlands and an old sandstone quarry enclaved and set into the hillside with some tall pine trees. The property is for sale with NO UPWARD CHAIN and is situated within an attractive garden plot extending to just over a 10th of an Acre.







Side Entrance Door
With storm canopy.

Spacious Reception Hall 18'3 x 7'6 (5.56m x 2.29m)
Timber style flooring, radiator, store cupboard, staircase with oak handrail and spindles ascends to the first floor accommodation.

Living Room 21' x 12'10 (6.40m x 3.91m)
An attractive room with French door overlooking the delightful garden aspect, further natural lighting is providing by a window to the side, wood burner with alcoves to chimney breast wall.

Kitchen with Adjacent Day Room 21' x 16'3 (6.40m x 4.95m)

Dining Area
With tiled floor, French doors to the rear garden, radiator.

Kitchen
Smartly appointed and fitted in Shaker style with a solid granite work tops together with a five ring professional style gas hob and double electric ovens, Franke 1.5 bowl sink unit, integrated refrigerator, freezer and dishwasher.

Utility Room 7'6 x 6' (2.29m x 1.83m)
Granite work top with inset sink unit, providing for washing machine, tiled floor, rear entrance door.

Guest Cloakroom WC
Comprising: wash hand basin, WC, window.







Spacious L Shaped Landing
Serving the bedrooms and family bathroom.

Family Bathroom
Comprising: P shaped bath with Grohe shower, vanity wash hand basin, WC, tiled splash areas.

Master Bedroom with En-Suite 19'6 x 13' (5.94m x 3.96m)
(overall measurements) an impressive room with French doors and picture windows overlooking the delightful front aspect with rural views into the far distance towards Pimm Hill, a further window to the side, sliding doors to built-in wardrobes.

En-Suite Shower Room
Comprising: walk-in shower enclosure with Grohe fittings, WC, vanity wash hand basin.

Guest Bedroom with En-Suite 17'7 x 18'1 reducing to 12' (5.36m x 5.51m reducing to 3.66m)
(overall measurements) a delightful double room with window to the front aspect, built-in wardrobe.

En-Suite Shower Room
Comprising: Grohe shower, WC, vanity wash hand basin, tiling to splash areas.

Bedroom 3 12'9 x 9'3 (3.89m x 2.82m)
Window overlooks the delightful rear garden and coppice, built-in wardrobe.

Bedroom 4 12'6 x 9'3 (3.81m x 2.82m)
A twin room with window overlooking the rear aspect, built-in wardrobe.

Outside
The Pines is approached from Lower Road

Garage 18'3 x 11'6 (5.56m x 3.51m)
With electronically operated up and over door, concrete floor, power and lighting, window and service door the rear.

Rear Garden
This property benefits from a delightful rear garden with Indian flagstone style paved sun terrace being adjacent to the house, the lawn section slightly inclines to a sandstone rockery providing the benefit of the coppice and sandstone rock face to the rear.

Services at the property
We understand that the property has gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 40 Mbps & Ultrafast 300 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.



Tenure
We understand the tenure is Freehold.

Service charge is collected by the Management Company for communal areas. Currently £275 pa

Local Authority
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services
We offer a no obligation mortgage service. Please ask a member of our team for further details.

Referral Fees
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Anti-Money Laundering
To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Draft
These details are awaiting final approval and may be subject to some changes.



Directions
From Shrewsbury, take the A458 north passing through Harmer Hill. Bear left at Harmer Hill and continue on the A458 and turn left into Lower Road. What3Words: awards.wishing.prune







Floor Plans



Ground Floor
Floor area 128.2 m² (1,380 sq.ft.)

First Floor
Floor area 120.4 m² (1,296 sq.ft.)

TOTAL: 248.6 m² (2,676 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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