

Romany Astley Lane, Hadnall, Shrewsbury, Shropshire,  
SY4 4BE

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £370,000**

Viewing: strictly by appointment through the agent

Offering improved, beautifully presented, deceptively spacious and recently re-decorated living accommodation throughout, this is a pleasing four bedroom detached house. Hadnall is a sought after village location north of the Shrewsbury town centre. It is well placed for easy access to the local bypass leading up to the M54 motorway network and medieval town centre of Shrewsbury. The property is being offered or sale with No upward chain. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, dining room, re-fitted kitchen/breakfast room, L shaped laundry room, first floor landing, four bedrooms, re-fitted bathroom, good size rear enclosed gardens, generous driveway, carport, garage, UPVC double glazing, electric central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed window to side give access to:

**Reception hallway**

Having wood effect flooring, radiator, under-stairs storage cupboard.

Sliding door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, chrome style heated towel rail, UPVC double glazed window to side, tiled floor.

Door from reception hallway gives access to:

**Lounge**

20'10 x 11'10

Having UPVC double glazed window to front, double glazed French doors giving access to rear gardens, coal effect electric fire set to a marble style hearth and marble surround, TV aerial point, radiator.

Door from reception hallway gives access to:

**Dining room**

10'10 x 10'5

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

**Re-fitted kitchen/breakfast room**

17'0 x 9'6

Having re-fitted units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated oven and four ring electric hob with stainless steel cooker canopy over, wood effect flooring, radiator, two UPVC double glazed windows to rear, recessed spotlights to ceiling,

Door from re-fitted kitchen/breakfast room gives access to:

**L shaped laundry room**

17'3 max x 5'4 max

Having space for washing machine, vinyl floor covering, glazed windows, glazed doors giving access to front and rear of property, service door to garage.

From reception hallway stairs rise to:

**First floor landing**

Doors then give access to: Four bedrooms and re-fitted bathroom.

**Bedroom one**

13'10 x 11'2

Having UPVC double glazed window to front, radiator, exposed wooden flooring, cupboard housing pressurised water system and consumer unit for electric heating.

**Bedroom two**

11'11 x 11'1

Having UPVC double glazed window to front, radiator, built-in double wardrobe.

**Bedroom three**

10'9 x 9'6

Having UPVC double glazed window to rear, radiator.

**Bedroom four**

9'7 x 9'0 max

Having UPVC double glazed window to rear, radiator.

**Re-fitted bathroom**

Having a three piece white suite comprising: panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, tiled to walls, heated chrome style towel rail, mirror fronted bathroom cabinet, recessed spotlights and extractor fan to ceiling, radiator, two UPVC double glazed windows to rear.

**Outside**

To the front of the property there is a good size lawn garden with mature hedging and inset shrubs. Paved pathway gives access to front door. To the side of this there is a generous size stoned driveway which provides ample off street parking for a number of vehicles. Access is then given to:

**Carport**

With up and over door giving access to:

**Garage**

17'1 x 8'6

Having glazed window to rear, fitted power and light.

Gated side access then leads to the property's:

**Rear gardens**

Having paved patio area with outside cold tap, lawn gardens, low maintenance stone section, mature shrubs and bushes, former oil tank. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			63
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

