

Glenville, Shrewsbury Road, Hadnall, Shrewsbury,
Shropshire, SY4 4AF

www.hbshrop.co.uk



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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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Located within this desirable village location, this is a much improved extended well presented and deceptively spacious, three double bedroom detached bungalow. The property boasts many pleasing features some of which include: an extended re-fitted kitchen / breakfast room, three double bedrooms (two of which having ensuite shower rooms) re-fitted bathroom, generous driveway, good sized side and rear gardens and pleasing outlook to rear. Hadnall is a small desirable village with various local amenities including convenience store, post office, public house, church, Hadnall C of E Primary School and a lovely sense of community. The nearby county town of Shrewsbury is readily accessible as is the local by-pass linking up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

Reception hallway, lounge, sitting room, extended re-fitted kitchen / breakfast room, three double bedrooms, two modern ensuite shower rooms, re-fitted bathroom, generous stoned driveway, garage, good sized side and rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Replacement composite double glazed entrance door gives access to:

Reception Hallway

Having wood effect flooring, picture rail. From reception hallway door gives access to:

Bay Fronted Lounge

20'11" x 11'11" excluding bay

Having walk-in upvc double glazed bay window with additional upvc double glazed window to side, two radiators, picture rail, wall light points.

Door from reception hallway gives access to:

Sitting Room

12'9" x 10'0" excluding recess

Having upvc double glazed window to rear, radiator, wood effect flooring, cupboard housing gas fired central heating boiler.

Door from sitting room gives access to:

Extended Re-fitted Kitchen / Breakfast Room

19'0" x 12'11" max reducing to 9'10"

Comprises a range of replaced eye level and base units with built in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, space for appliances, ceramic tiled floor, radiator, breakfast bar, two upvc double glazed windows to side, upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

.. From reception hallway doors then give access to three double bedrooms and re-fitted bathroom.

Bedroom One

14'10" max reducing to 11'7" x 13'7"

Having upvc double glazed window to rear, radiator, picture rail. Door to:

Ensuite Shower Room

Having shower cubicle with drench shower over, low flush wc, heated chrome-style towel rail, wood effect flooring, picture rail, recessed spotlights and extractor fan to ceiling.

Bedroom Two

15'4" max x 11'11" max

Having two fitted shelved storage cupboards, coving to ceiling, picture rail, radiator, upvc double glazed window, door to:

Ensuite Shower Room.

Having shower cubicle with drench shower over, low flush wc, heated chrome-style towel rail, wood effect flooring, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Bedroom Three

12'10" x 11'10"

Having upvc double glazed window to front, radiator, built in wardrobe, picture rail, coving to ceiling.

Re-fitted Bathroom

Having a three piece white suite comprising panel bath, low flush wc, wash hand basin with mixer tap over, storage cupboard below, extractor fan to ceiling, wood effect flooring, heated chrome-style towel rail, upvc double glazed window to rear.

Outside

To the front of the property there is a large stone driveway providing ample off street parking for a number of vehicles.

Access is then given to the property's garage. To the side of the driveway there is a large lawned garden area bordered from the road by mature hedging. Gated side access then leads to the property's:

Rear Gardens

Having paved patio area and lawned gardens. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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).

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

