

10 Old Farm Road, Hadnall, Shrewsbury, Shropshire, SY4 4BH

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Important Notice - please read carefully

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position on a pleasant corner plot. This is a neatly presented and well maintained two double bedroom detached bungalow. 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 for sale with No upward chain and viewing is recommended by the selling agent. The accommodation briefly comprises of the following: Hallway, lounge, kitchen/diner, two double bedrooms, re-fitted shower room, tarmacadam driveway, detached sectional garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Hallway

Having radiator, wall mounted thermostat control unit, airing cupboard with hot water tank cylinder unit plus additional cloaks cupboard, loft access.

Door from hallway gives access to:

Lounge

14'11 x 11'10

Having two upvc double glazed windows, coal effect gas fire set to a stoned style hearth with tiled mantel, radiator.

Door from hallway gives access to:

Kitchen/diner

15'4 x 8'11

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, two upvc double glazed windows, radiator, vinyl tiled effect floor covering, upvc double glazed door giving access to side of bungalow, wall mounted gas fired central heating boiler.

From hallway doors give access to: Two double bedrooms and re-fitted shower room

Bedroom one

11'10 x 11'4

Having fitted wardrobes, upvc double glazed window to rear, radiator.

Bedroom two

12'5 x 8'10

Having upvc double glazed window to rear, radiator.

Re-fitted shower room

Having walk-in tiled shower cubicle, low flush WC with hidden cistern, pedestal wash hand basin with mixer tap over and storage cupboard below, tiled to walls, radiator, upvc double glazed window, wall mounted pull cord electric heater.

Outside

The bungalow occupies a generous and pleasing corner plot position. To the front of the bungalow there are two lawned gardens with paved pathway giving access to front door. To the right hand side of the bungalow a stoned pathway then leads to a further lawned garden with inset shrubs, low rise brick walling and tarmacadam pathway which gives access to the door leading to the kitchen/diner and rear of the property. To the left hand side of the property there is a further lawned garden with stoned paved pathway. Gated access then leads to a generous tarmacadam driveway with turning area and a detached sectional garage. To the side of this there is low maintenance stoned section with inset shrubs and hard standing area suitable for shed/greenhouse. The gardens are enclosed by fencing and low rise brick walling.

Services

Mains water, electricity, drainage and gas 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 C

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

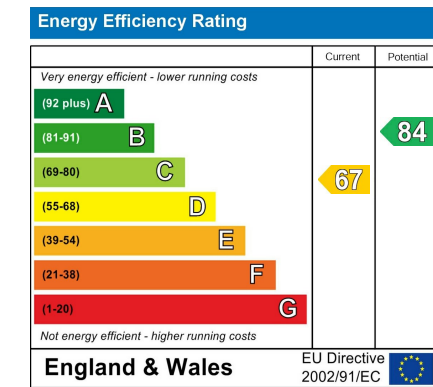
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

Ground Floor

