

# 2 Ladymas Road Hadnall Shrewsbury SY4 4AJ



3 Bedroom House  
£1,950 PCM

## The features

- FABULOUS 3/4 BEDROOM DETACHED HOME
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- VIEWING ESSENTIAL
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- BEDROOM 4/STUDY
- EXTENSIVE WRAP AROUND GARDENS AND PARKING
- EPC RATING TBC



**\*\*COMING SOON\*\***

**A three/four bedroom detached home positioned on a generous plot in the village of Hadnall. Accommodation briefly comprises: Entrance, dining room, fitted kitchen, living room, utility room. To the first floor is three bedrooms bedroom 4/study and family bathroom. Externally the property benefits from generous driveway parking and extensive wrap around gardens.**

### **Property details**

#### **ENTRANCE HALL**

With tiled flooring, radiator

#### **KITCHEN**

With a range of shaker style units with wood effect work surfaces over, double sink and drainer set into base units, plumbing and recess for dishwasher, space for double oven, grill and hob. Radiator, windows to dual aspect

#### **UTILITY**

With tiled flooring, low level WC, shaker style base units with wood effect worktop over, recess for washing machine, sink and drainer set into base units. Radiator, window to side aspect

#### **DINING ROOM**

With window to front aspect, radiator

#### **LIVING ROOM**

With log burner, sash window to front aspect, radiators, door leading to OUTSIDE

#### **HALLWAY**

With radiator, fitted cupboard

#### **STAIRS AND LANDING**

With window

#### **BEDROOM 1**

With dual aspect window, radiator, cupboard housing boiler, further fitted cupboard

#### **FAMILY BATHROOM**

With 4 piece suite to include; panelled bath, shower cubicle, low level WC, pedestal wash hand basin, fitted cupboard, radiator, wall mounted heated towel rail, window to side aspect

#### **BEDROOM 2**

With sash window to front aspect, radiator

#### **BEDROOM 3**

With dual aspect windows, radiator

#### **STUDY/BEDROOM 4**

With sash window to front, radiator

#### **OUTSIDE**

Ample parking, extensive wrap around garden laid to lawn, outbuilding providing storage

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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