



MONKS

26 Chapel Road Hadnall Shrewsbury SY4 4EH

4 bedroom House - Detached property
Offers in the region of £495,000







*** EXCELLENT DETACHED FAMILY HOME ***

An opportunity to purchase this attractive double fronted detached home which has been extended and modified to provide spacious and versatile accommodation perfect for today's modern lifestyle - a growing family, work from home and those who love to entertain.

Occupying an enviable position in the heart of this much sought after village on the Northern edge of the Town, being ideal for commuters with ease of access to the A5/M54 motorway network. Hadnall boasts a primary school, village store/post office, church, active village hall and public house.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, lovely sized Lounge with feature log burner, Study, Dining Room, well fitted Kitchen with Breakfast/Garden Room off, Utility Room, large Principal Bedroom, Guest Bedroom with en suite, 2 further double Bedrooms and well appointed family Bathroom.

The property has the benefit of gas central heating, driveway with parking, double garage and well maintained gardens.

Viewing highly recommended.

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Hadnall Shrewsbury
SY4 4EH





LOCATION

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RECEPTION HALL

Covered entrance with outside light and door opening to inviting Reception Hall, having wood effect flooring

CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

STUDY

with window to the front, radiator.

LOUNGE

A generous sized room having window overlooking the front, feature stone fire place housing cast iron log burner, media point, wooden floor covering, opening to

DINING ROOM

with continuation of wooden flooring, radiator and double opening French doors to the garden.

KITCHEN

Comprehensively fitted with range of wooden fronted units incorporating sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and range of integrated appliances with matching fascia panels. Inset hob with extractor hood over and drawers beneath and eye level double oven and grill with cupboards above and below, tiled surrounds and complementary eye level wall units, tiled floor, radiator, window overlooking the garden. Opening to

BREAKFAST ROOM

having double opening French doors to the rear garden, radiator.

UTILITY ROOM

with range of units incorporating single drainer sink set into base cupboard with worksurfaces extending to the side with space for appliances, Window to the rear and personal door to garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to galleried style Landing off which lead

BEDROOM 1

A very generous sized room with window overlooking the front, feature cast iron log burner, media point and radiator. There is ample space to provide an en suite or dressing room if desired.

GUEST BEDROOM

A double room with window overlooking the front, built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the front, radiator.

BEDROOM 3

A double room with window to the front, built in double wardrobe, radiator.

BEDROOM 4

with window overlooking the rear, radiator.

BATHROOM

A well appointed family bathroom, attractively fitted with suite comprising large walk in shower with direct mixer unit, free standing slipper style bath, wash hand basin and WC. Heated towel rail/radiator, windows to the rear.

OUTSIDE

The property is approached over driveway with parking for two cars and leading to the DOUBLE GARAGE with power and lighting and personal door to the Utility.

The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access to the enclosed rear garden which has a paved sun terrace and lawn which is bordered with well stocked flower, shrub and herbaceous beds.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.



SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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Click. www.monks.co.uk

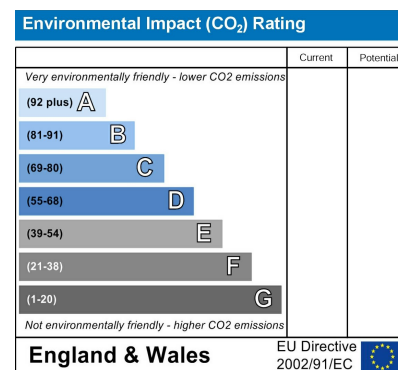
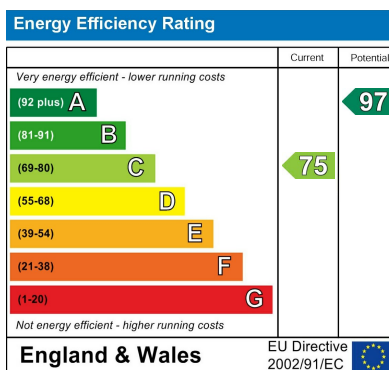
Shrewsbury office

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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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.