

10 The Pines Lower Road Harmer Hill Shrewsbury SY4 3RH



4 Bedroom House - Detached
Offers In The Region Of £500,000

The features

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- RECEPTION HALL, THROUGH LOUNGE WITH LOG BURNER
- PRINCIPAL BEDROOM AND GUEST BEDROOM EACH WITH EN SUITES
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE COURTYARD LOCATION IN POPULAR VILLAGE
- OPEN PLAN LIVING/DINING/KITCHEN, UTILITY AND CLOAKROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- WELL STOCKED GARDENS BORDERED BY WOODLAND
- EPC RATING B



*** IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME ***

An excellent opportunity to purchase this immaculately presented, 4 bedroom detached home - perfect for today's modern lifestyle of a growing family, those looking to downsize with space and those who love to entertain.

Occupying an enviable tucked away position in this lovely courtyard on the edge of the popular village of Harmer Hill, ideally placed for access to Shrewsbury, Ellesmere, Wem and the A5/M54 motorway network. Harmer Hill has an active village hall and restaurant/public house with a Railway Station with links to Shrewsbury, Crewe and London in the nearby village of Yorton.

The accommodation briefly comprises inviting Reception Hall, through Lounge with feature log burner, open plan Living/Dining/Kitchen with range of appliances, Utility Room, Cloakroom, Principal and Guest Bedrooms each with fitted wardrobes and en suites, 2 further Bedrooms and family Bathroom.

The property has the benefit of central heating, driveway with parking, garage and delightful well stocked gardens bordered by woodland.

Viewing highly recommended, no upward chain.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with composite door and full height glazed panel opening to the inviting Reception Hall with wooden floor covering, understairs storage cupboard, radiator.

LOUNGE

A lovely through room being naturally well lit having double opening French doors with full height glazed windows to either side leading onto the garden. Chimney breast housing cast iron log burner set onto hearth, media point, radiators.

LIVING/DINING/KITCHEN

The perfect hub of the home and ideal for those who love to entertain. The Kitchen is comprehensively fitted with range of soft cream fronted shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 5 burner hob with cupboard below and double eye level oven and grill with storage above and below, complementary wall mounted units, window to the side.

The Living/Dining area features a French door leading onto the garden, tiled flooring throughout, radiator.

UTILITY ROOM

with single drainer sink with mixer taps set into base cupboard with work surface extending to the side with space for appliances, wall mounted central heating boiler, door to the garden, tiled floor, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled surround and flooring, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to Galleried style Landing with window to the side and Airing Cupboard.

PRINCIPAL BEDROOM

A generous sized room being naturally well lit with window to the side and double opening French doors with glazed side panels to Juliette style balcony with outlooks over the garden. Triple wardrobe with sliding doors, hanging rail and shelving, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail.

GUEST BEDROOM

Another generous double room with window overlooking the gardens, fitted double wardrobe with sliding doors, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer

shower unit, wash hand basin set into vanity with storage beneath, WC. Tiled surrounds and heated towel rail.

BEDROOM 3

having window overlooking the gardens, radiator.

BEDROOM 4

with window overlooking the gardens, radiator.

BATHROOM

with shaped panelled bath with shower unit over, glazed shower screen, wash hand basin and WC. Complementary tiled flooring and surrounds, heated towel rails.

OUTSIDE

The property is approached over a brick paved driveway with parking and leading to the Garage with up and over door, power and lighting points.

The Front Garden is laid to lawn with inset shrubs and specimen trees and well screened by mature hedging. Side pedestrian access leads around to the lovely Rear Garden which is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds with a range of specimen trees, paved sun terrace and offering a great level of privacy being enclosed with fencing and bordered to the rear by woodland.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. There is an annual maintenance charge of £300.00 which is paid to the Management Company which is ran by the residents. 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 F - 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 County's finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

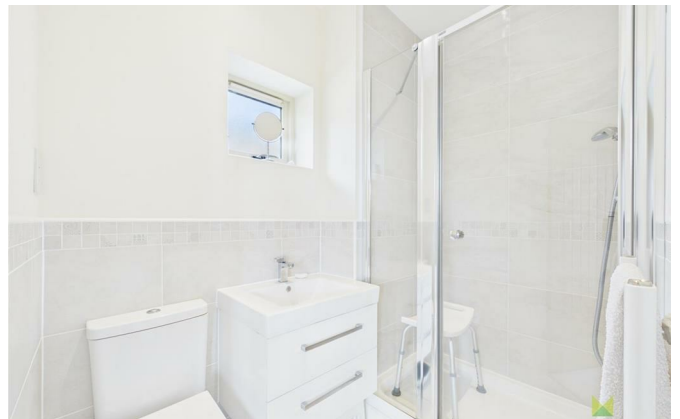
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

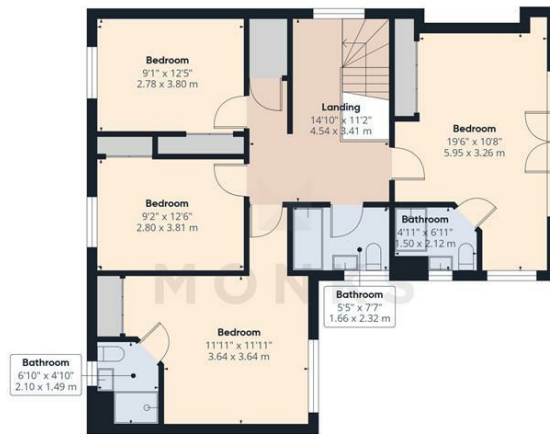
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Floor 0



Floor 1



Approximate total area[®]
1917 ft²
178 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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