



**MONKS**

**The Beeches Shrewsbury Road**  
**Hadnall Shrewsbury**  
**SY4 4AE**

**4 bedroom House - Detached property**  
**Offers in the region of £539,950**







\*\*\* GENEROUS 4 BEDROOM HOME IN GOOD SIZED GARDEN \*\*\*

An opportunity to purchase this good sized 4 bedroom detached house offering over 1,600 sq ft of accommodation and having scope for some modernisation and improvement. Perfect for a growing family or those who work from home.

Occupying an enviable tucked away location in the heart of this popular North Shropshire village which is ideal for commuters with ease of access to the A5/M54 motorway network. The village boasts primary school, church, active village hall, post office/general store, public house and regular bus service to the Town.

The accommodation briefly comprises Reception Hall, Lounge with feature inglenook, Dining Room, Conservatory, Breakfast Kitchen, Utility, Boot Room, Ground Floor Bathroom, Principal Bedroom with Shower Room, 3 further Bedrooms, Bathroom and Cloakroom.

The property has the benefit of oil central heating, driveway with parking for numerous cars, double garage and good sized rear garden with outlook over communal pond.

Offered for sale with no upward chain, viewing recommended.

**The Beeches Shrewsbury Road**  
**Hadnall Shrewsbury**  
**SY4 4AE**





#### NOTE

The sale includes the house, double garage and immediate garden as shown on the images.

#### LOCATION

Occupying an enviable tucked away location in the heart of this popular North Shropshire village which is ideal for commuters with ease of access to the A5/M54 motorway network. The village boasts primary school, church, active village hall, post office/general store, public house and regular bus service to the Town.

#### RECEPTION HALL

Wooden entrance door with glazed light to spacious Reception Hall. Radiator.

#### LOUNGE

A generous sized dual aspect room having windows to the front and rear overlooking gardens. Feature inglenook fireplace with quarry tiled hearth and wooden lintel over housing cast iron log burner and having leaded light windows to either side, media point, radiator.

#### DINING ROOM

with radiator. Wooden and glazed door to

#### CONSERVATORY

being of brick and glazed construction with door leading to the garden.

#### KITCHEN/BREAKFAST ROOM

A lovely dual aspect room with range of pine fronted units incorporating deep glazed Belfast sink set into base cupboard. Further range of cupboards and drawers and dresser unit with storage. Brick chimney recess housing cooking range, beamed ceiling, quarry tiled floor, radiator.

#### UTILITY ROOM

with single drainer sink set into base cupboard, ample space for appliances and oil central heating boiler, quarry tiled floor. Window and door to garden.

#### BOOT ROOM

with range of shelving and worksurfaces, quarry tiled floor, window to the side.

#### BATHROOM

Designed as a wet room with suite comprising free standing slipper style bath, direct mixer shower, WC and wash hand basin. Heated towel rail, window to the rear.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with large window to the front, Storage Cupboard.

#### BEDROOM 1

with window to the rear with aspect over the garden and feature pond, storage cupboard, radiator.

#### SHOWER ROOM

with shower cubicle, wash hand basin and WC.

#### BEDROOM 2

A generous double room with window to the rear with aspect over the garden and feature pond, radiator.

#### BEDROOM 3

A double room with window to the front, radiator.

#### BEDROOM 4

with window to the front, radiator.

#### BATHROOM

with suite comprising panelled bath, shower cubicle and wash hand basin set into vanity with storage. Airing cupboard, radiator, window to the side.

#### CLOAKROOM

With wc and wash hand basin, window to the rear. Radiator.

#### OUTSIDE

The property is set back from the road and approached over driveway with parking for numerous vehicles and leads to the DETACHED DOUBLE GARAGE.

To the front of the property is a large gravelled forecourt enclosed with mature hedging which provides a good level of privacy. Side pedestrian access leads around to the excellent sized rear garden which is laid to lawn.

#### SERVICES

We are advised that all main services are connected.



#### GENERAL INFORMATION

##### TENURE

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

##### 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



**Judy Bourne**

**Director at Monks**

Judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

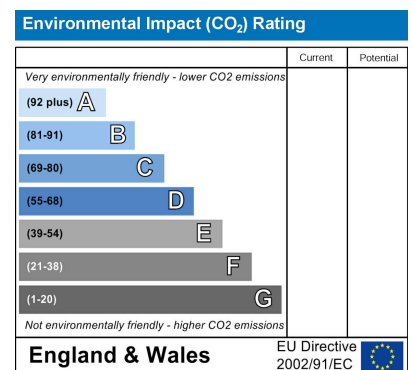
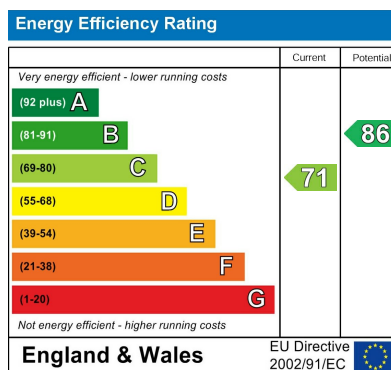
**Shrewsbury office**

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

**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.