

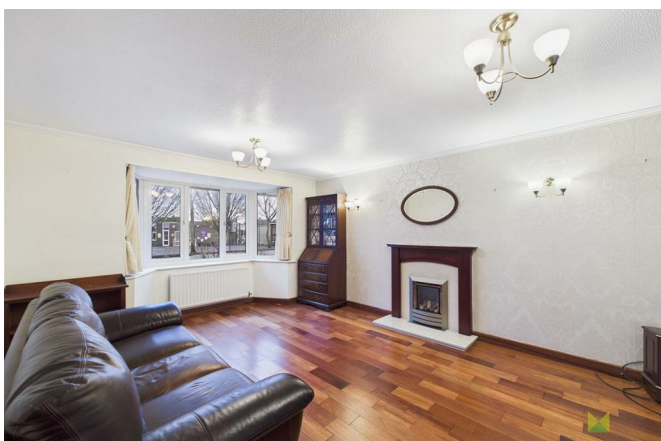
16 Wedgefields Close Hadnall Shrewsbury SY4 4DF



4 Bedroom House - Detached
Offers In The Region Of £369,500

The features

- GOOD SIZED 4 BEDROOM DETACHED FAMILY HOME
- SCOPE FOR SELF CONTAINED ACCOMMODATION OR WORK FROM HOME
- RECEPTION HALL, CLOAKROOM, LOUNGE, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED, NO UPWARD CHAIN.
- MUCH SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CONSERVATORY, BREAKFAST KITCHEN, LARGE UTILITY AREA
- DRIVEWAY WITH GARAGE, ENCLOSED REAR GARDEN
- EPC RATING B



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

An opportunity to purchase this spacious 4 bedroom home which has been re-configured and extended to provide versatile accommodation which could provide a self contained annexe or work from home space with its own independent access.

Occupying an enviable position in this much sought after North Shropshire village which is self sufficient benefitting from primary school, general store/post office, public house, active village hall and church. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Dining Room, Conservatory, Kitchen, large Utility/Rear Entrance, Principal Bedroom with en suite, 3 further double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and established rear garden.

Offered for sale with no upward chain, viewing recommended.

Property details

LOCATION

Occupying an enviable position in this much sought after North Shropshire village which is self sufficient benefitting from primary school, general store/post office, public house, active village hall and church. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, radiator, window to the front.

LOUNGE

A good sized room with window overlooking the front, fire surround with living flame fire, media point, radiator, wooden effect floor covering. Opening to

DINING ROOM

with radiator, continuation of wooden effect flooring and sliding patio doors opening to

CONSERVATORY

being of sealed unit double glazed construction with aspect over the garden, doors to the sun terrace, tiled floor, wall mounted heater.

KITCHEN/BREAKFAST ROOM

Fitted with range of units incorporating single drainer sink set into base cupboard, further range of matching base units comprising cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with drawers beneath and extractor hood over and double oven and grill with cupboards above and below. Tiled surrounds and matching eye level wall units, window to the rear overlooking the garden, radiator, door to the

UTILITY/REAR ENTRANCE

A versatile space with door leading to the garden and personal door to the garage. Secondary staircase leading to the First Floor. This area could make a self contained Annexe or Home Office with its own independent access if required.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

A generous sized double room with two windows overlooking the front, range of fitted wardrobes, radiators.

EN SUITE SHOWER ROOM

with shower cubicle with electric shower unit wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

A generous double room with window to the rear overlooking the garden, radiator.

BEDROOM 3

with window to the rear, built in storage cupboard, radiator.

BEDROOM 4

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed surround with storage Complementary tiled surrounds, radiator.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Utility.

The Front Garden is laid to lawn, side pedestrian access leads around to the Rear Garden which is South facing and laid to paved sun terrace and good sized lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees, enclosed with wooden fencing.

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 D - 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

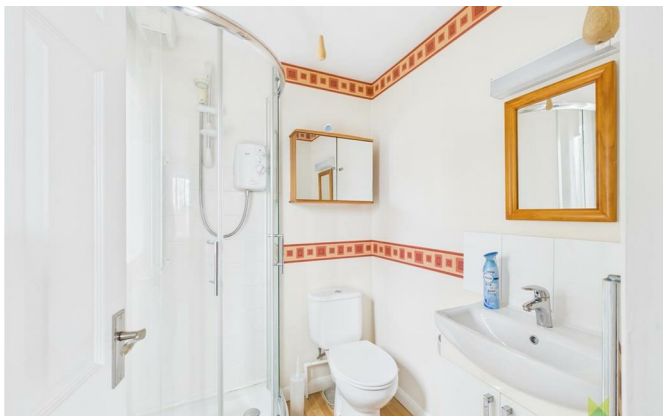
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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4 Bedroom House - Detached
Offers In The Region Of £369,500





Floor 0



Floor 1

Approximate total area^m
 1472 ft²
 136.5 m²

Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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.