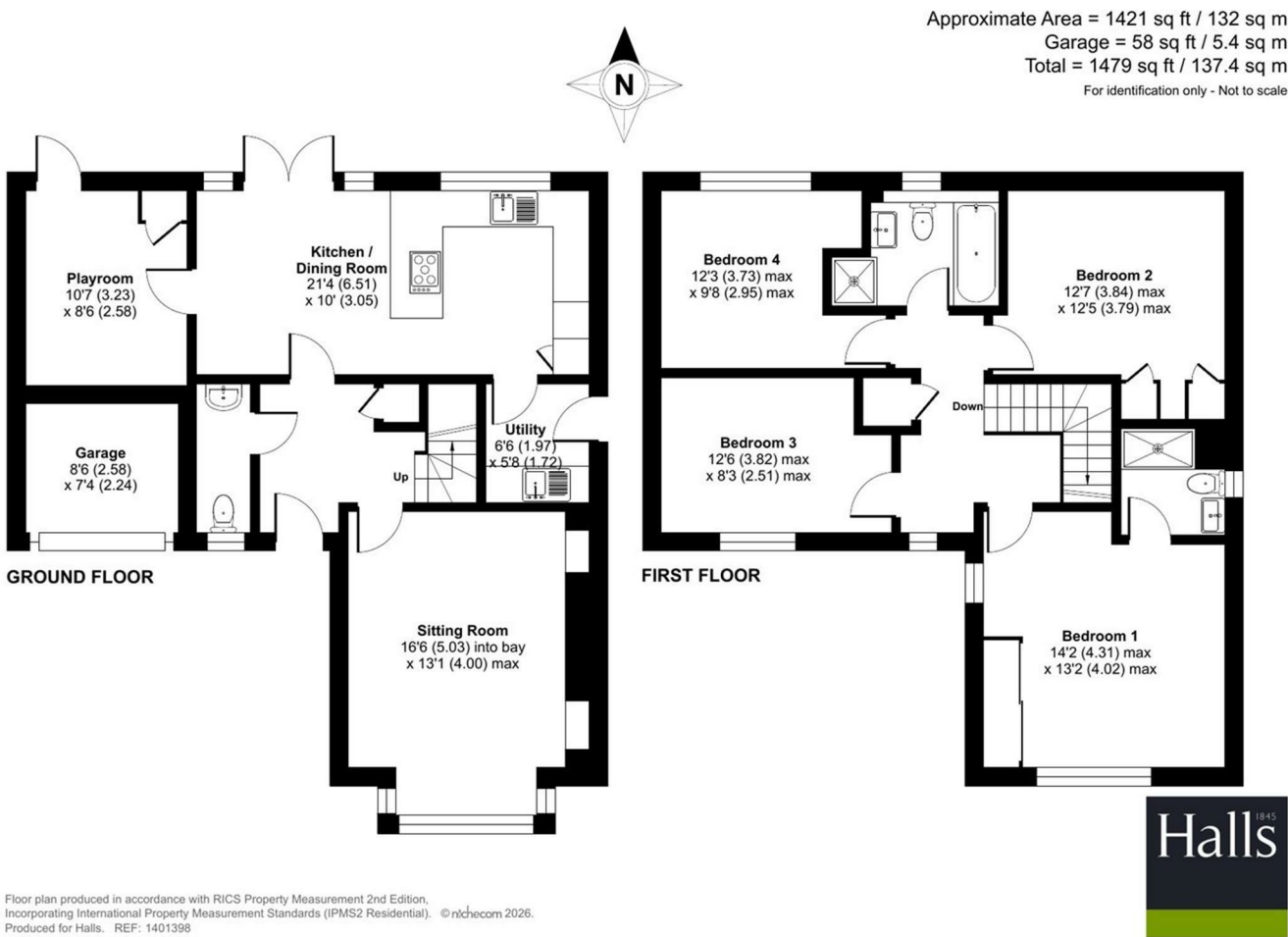


FOR SALE

3 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF



FOR SALE

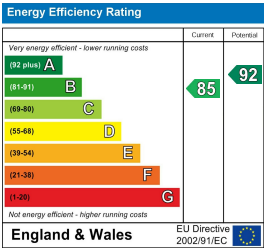
Offers in the region of £525,000

3 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A much improved and beautifully presented four bedrooms detached house, with landscaped gardens, situated on a sought after development in the popular village of Hadnall.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



onTheMarket.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial


hallsgb.com

01743 236444


MILEAGES: Shrewsbury 6.3 miles, Telford 15.9 miles. All mileages are approximate.




2 Reception Room/s

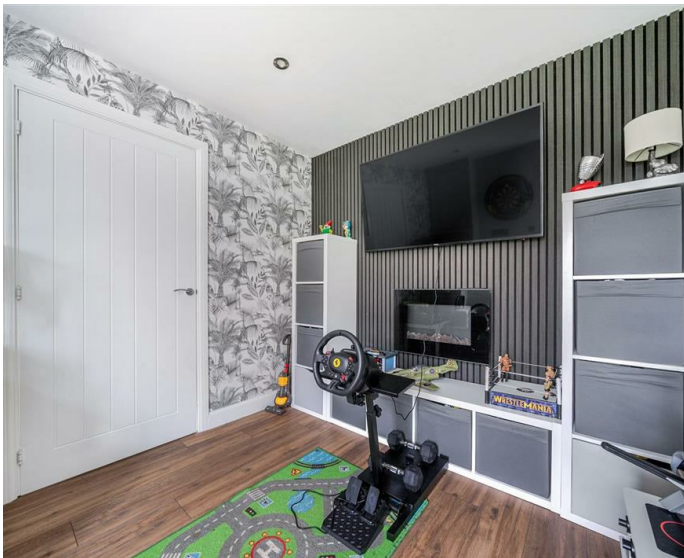


4 Bedroom/s



2 Bath/Shower Room/s





- Quality finish throughout
- Open plan kitchen/dining room
- Sitting room with contemporary fire
- Landscaped gardens
- Patio area

DIRECTIONS
From Shrewsbury proceed to Battlefield and take the A49 North towards Whitchurch. After approximately 2 miles and on entering the village of Hadnall continue past The New Inn public house. Turn into Abbot Drive and the property will be found on the left hand side.

SITUATION
The property occupies a delightful location on the fringe of a sought after development in the popular village of Hadnall. The village itself provides a number of basic amenities including shop, primary school, pub, church and village hall. The village is well placed for easy access to Shrewsbury including business and retail parks, together with a selection of supermarkets close by. Shrewsbury town centre offers an excellent shopping centre and a selection of schools, whilst commuters will also find easy road links to the A5/M54 motorway to Telford and Wolverhampton or north to Whitchurch and thereon to Chester.

PROPERTY
3 Abbots Drive is a wonderful modern family home, offering incredibly well laid out and spacious accommodation set over two floors. The property comprises a reception hall with free flowing access to the ground floor accommodation, a well proportioned and bright sitting room with media wall, herringbone flooring, a contemporary fireplace and bay window.

To the rear if the property is the hub of the house where there is a high quality kitchen/dining room with French doors offering views of the enclosed rear garden. The kitchen comprises a good range of cabinets with worktops and upstands, a range of built in appliances, including gas hob with extractor above, dishwasher, double oven, there is access to the utility room with space for the washing machine and tumble dryer. A modern ground floor cloakroom with WC and wash hand basin and a separate playroom in part of the converted garage complete the ground floor accommodation.

The staircase from the reception hall rises to the first floor landing, boasting four bedrooms with the principal benefiting from a lovely en- suite shower room and a selection of built in wardrobes. There are three further double bedrooms with a family bathroom with a sperate walk in shower. Bedroom two is currently used as an office/dressing room and the freestanding wardrobes will be left in situ.

OUTSIDE
To the front of the property there is a small lawned garden with a brick paved private driveway which gives access to the garage (offering storage to the front) that has an up and over door.

THE GARDENS
There is a large a paved patio area that stretches the width of the plot and is perfect for al fresco entertaining. There is an outside electricity point, lawned garden, raised inset shrubs and trees, outside lighting point. The rear garden are enclosed by brick walling and fencing.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.