

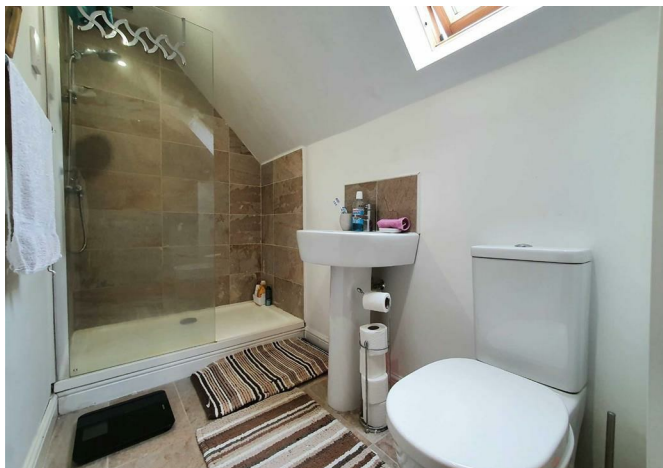


SAMUEL WOOD

2 The Courtyard, Harmer Hill, Shrewsbury, Shropshire, SY4 3EB

Price Guide £385,000





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**\*\*OPEN TO SENSIBLE OFFERS\*\*** and with **\*NO UPWARD CHAIN\*** This Spacious, Modern Dormer style Detached Property is being offered to the market by Samuel Wood and presents a wonderful opportunity to purchase in this popular village location of Harmer Hill which is situated just 15 minutes North of Shrewsbury. Situated on a private development of just two properties the accommodation offers flexibility with bedrooms on both the ground and first floor and there are two reception rooms and spacious kitchen with utility. Outside the garden extends predominately to two sides enclosed by timber fence and mainly laid to lawn. The property has access from the rear to the front of the property where is ample parking for two to three vehicles. Gas Fired Central Heating. EPC Rating B.



- \*NO UPWARD CHAIN\*
- Spacious Modern Dormer Style Property
- Stylish Kitchen
- Four Bedrooms
- One with En-Suite Shower Room
- Garage
- Off Road Parking for Three Vehicles
- Gas Fired Central Heating
- EPC Rating B

### Composite Half Glazed Door

With glazed side panel into:

### Entrance Hall

With wood effect flooring, radiator, connecting doors to reception rooms, bedrooms and bathroom and staircase to first floor.

### Living Room 15'3" x 14'0" (4.65 x 4.27)

With radiator, double doors leading to the dining room, wood effect flooring, tv point.

### Dining Room 13'9" x 8'0" (4.19 x 2.44)

With wood effect flooring, radiator and window to front aspect and loft hatch

### Kitchen 11'6" x 10'6" (3.51 x 3.20)

With tiled floor, radiator, window to the rear, well fitted kitchen comprising of: range of vanilla coloured wall and base units with wood effect flooring, contrasting worktop with inset 1 ½ bowl stainless steel sink, integrated oven and hob, dishwasher, space for fridge freezer, tiled splash backs and ceiling spotlights, door leading through to:

### Utility 6'3" x 5'9" (1.91 x 1.75)

Range of matching wall and base units with contrasting worktop, plumbing for washing machine and provision for tumble dryer, wall mounted Worcester gas fired central heating boiler, rear door to the garden and tiled floor.

### Bedroom 2 10'0" x 9'9" (3.05 x 2.97)

With window to the front aspect, radiator, tv point.

### Bedroom 3 10'0" x 9'6" (3.05 x 2.90)

With window to the front, radiator and tv point

### Bathroom

With white suite comprising of: panelled bath with mains shower above and glass screen, pedestal sink and low flush W/C, tiling to the floor and wet area, opaque double glazed window, ceiling spotlights and extractor fan.

From the entrance hall, stair case ascends to the first floor landing.

### Bedroom 1 17'6" x 12'0" extending to 14'6" (5.33 x 3.66 extending to 4.42)

An L-Shaped room, Juliette balcony with French doors, radiator, tv point and window to the side aspect and door leading onto:

### En-Suite Shower Room

With pedestal sink, W/C, shower enclosure with double glass screen, natural stone tiles to the wall and floor, radiator, Velux window, ceiling spotlights and extractor fan.

### Bedroom 4 14'6" x 6'9" extending to 10'0" (4.42 x 2.06 extending to 3.05)

L-Shaped room, two Velux windows, radiator and tv point.

### Outside

The garden can be accessed from the utility room or from double doors in the living room. The garden is having a patio for outside seating and the remainder is laid to lawn. Good sized plot extending to the rear and the side and has perimeter timber fencing with gate leading through to the front of the property with a shared driveway leading to the garage. With parking area to the side and there is a gravelled area to the front which further parking potentially for three to four vehicles.

### Garage

With powered garage door, mains power and lighting. The garage also adjoins the neighbouring property's garage.

### Services at the property

We understand that the property has gas, mains electricity, mains water and mains drainage.

### Shropshire Council

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

### Tenure

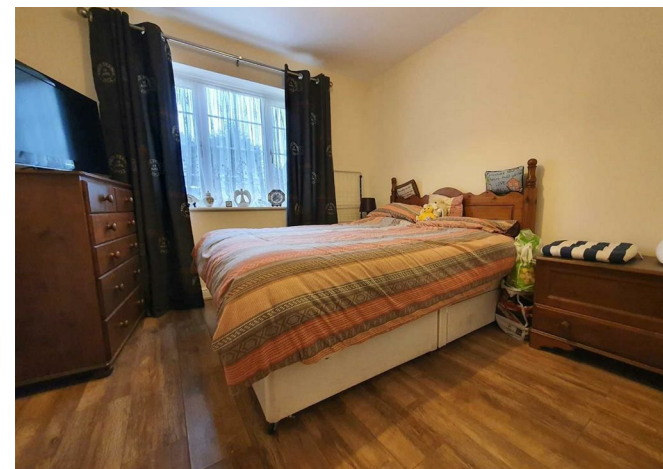
We understand the tenure is Freehold.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.



Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk