



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Abbot Drive, Hadnall, Shrewsbury, SY4 4FF

£450,000 Region

To view this property please call us on **01743 236 800** Ref: C7558/WM/KQ

A spacious, well appointed, three bedroom detached bungalow residence.

This spacious, well appointed, three bedroom detached bungalow provides well planned accommodation to include; entrance hall, living room, conservatory, kitchen/breakfast room, utility, master bedroom with en suite shower room, two further bedrooms and bathroom. Double garage and ample parking. Large well maintained gardens with open views. The property benefits from gas fired central heating, double glazing and an alarm system.

The property occupies a pleasant position on on this modern residential development with a service charge of £365 payable twice a year. There is a range of local amenities including primary school, village stores, post office, church, public house, frequent bus service to the town centre and the property is well placed within easy reach of the Shrewsbury by pass with the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Large store cupboard

KITCHEN / BREAKFAST ROOM

15'0" x 10'0" (4.56m x 3.06m)

Range of matching wall and base units

UTILITY ROOM

7'11" x 10'0" (2.41m x 3.06m)

Matching base units with inset sink

Door to garden

LIVING ROOM

13'4" x 20'4" (4.07m x 6.21m)

Good sized room with feature fireplace area which is lined (if a log burner were to be installed)

Double doors to:

CONSERVATORY

Windows enjoying panoramic views of the garden and open countryside beyond

French doors to garden

MASTER BEDROOM

10'10" x 13'5" (3.29m x 4.08m)

Bay window to the front

Built in wardrobes

EN SUITE SHOWER ROOM

Wash hand basin, wc

Shower cubicle

BEDROOM 2

13'4" x 9'11" (4.07m x 3.02m)

BEDROOM 3

9'7" x 7'7" (2.92m x 2.32m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Electric up and over door.

The property is approached over a brick paved driveway providing parking and access to the garage, flanked by lawn with shrub beds and pathway to the reception area.

REAR GARDEN laid to lawn with two paved patio areas and mature hedging. The garden enjoys superb open views over countryside.





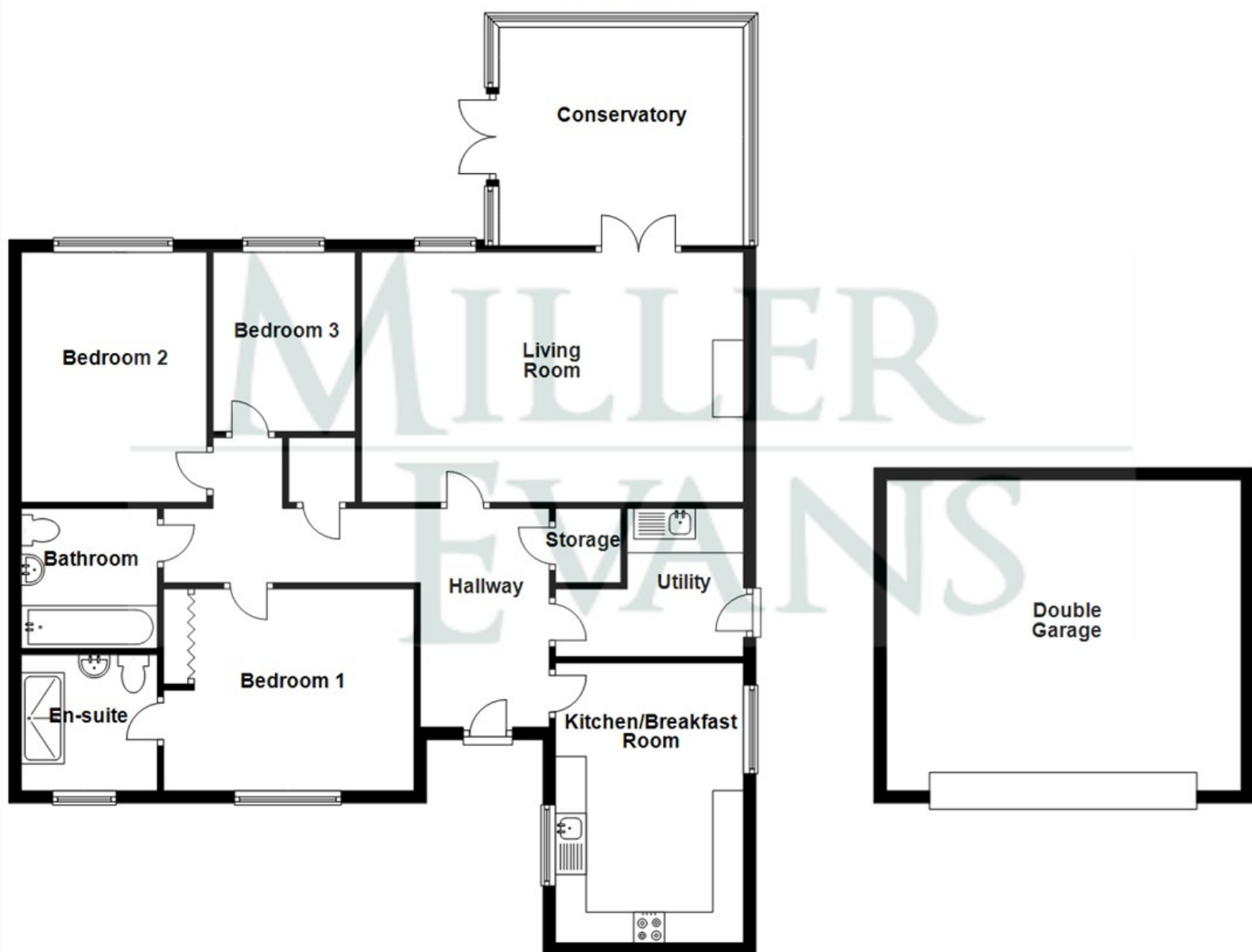




FLOOR PLANS ...

Ground Floor

Approx. 1635.2 sq. feet



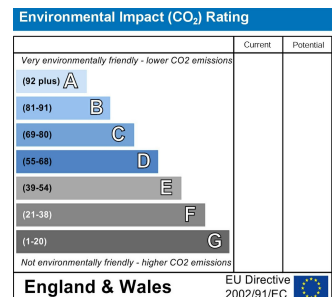
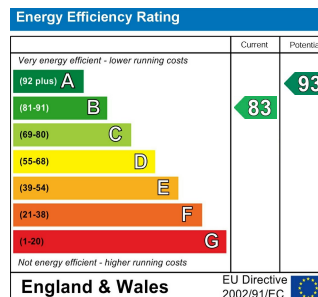
Total area: approx. 1635.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A49 north through Upper Battlefield to the village of Hadnall. After passing the post office, take the next right into Abbot Drive, turn right at the fork in the road and the property will be found at the end of this road on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

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Tel: 01743 272726 | Fax: 01743 360148

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Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)