

An immaculately presented and much improved 3 bedroomed semi-detached property, in a rural location, outside the market town of Wem.



- 4 bedrooms
- Dual aspect living/dining room
- Large modern fitted kitchen
- Luxury family bathroom with roll top bath
- Master bedroom with log burner
- Ensuite

**Offers around
£450,000**

The Property

26 Chapel Road is an immaculately presented four bedroom detached home situated on a popular development in the semi rural village of Hadnall, Shropshire.

The property is entered via a cottage style, pitched roof covered porch through a partially glazed entrance door into the hallway with guest cloakroom.

Leading from the hallway is the light and airy open plan living/dining room with feature fireplace surrounding a log burner. An archway leads from the living space to the dining area at the rear of the property with French doors opening onto the garden.



A useful study/home working space is located at the front of the property.

The well proportioned, stylish kitchen comprises oak fronted wall and base units with contrasting worktops over, integrated gas hob and extractor hood, fitted eye-level double oven with grill, sink with mixer tap and window to the side of the property.

Leading from the kitchen through an archway is the bright, and sunny breakfast room with French doors giving views over the rear garden.



Upstairs

Stairs lead from the hallway to the landing with loft access and shelved airing cupboard.

The master bedroom is a lovely size incorporating a woodburner with slate hearth. Bay window to the front.



Bedroom 2, a nice double room, includes built-in wardrobes and en-suite shower room with walk-in shower, wash hand basin and WC



The third bedroom also with built-in wardrobes has a window to the front with the 4th bedroom enjoying distant rural views.



The bathroom has been luxuriously fitted with a roll top bath, large shower enclosure, good quality white sanitaryware the whole fully tiled in natural stone.



Outside

The property is approached over a double width gravel driveway to the integral double garage. Lawned front garden bound by hedging.

The enclosed rear garden being surrounded by mature hedging and fencing providing plenty of privacy with patio and gravel area making an ideal outside entertaining space



The Local Area

The property is accessed from the A49 in the village Hadnall turning directly into Chapel Road.

The larger towns of Shrewsbury and Telford are within easy driving distance, and there are rail links directly from Shrewsbury or Wem stations to Crewe and Manchester to the north, and Birmingham and London to the south.

Council Tax Band

E

Local Authority

Shropshire Council

Services

Gas, mains water and electricity. Gas fired central heating

Viewing

Strictly by appointment with Harfitts.

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

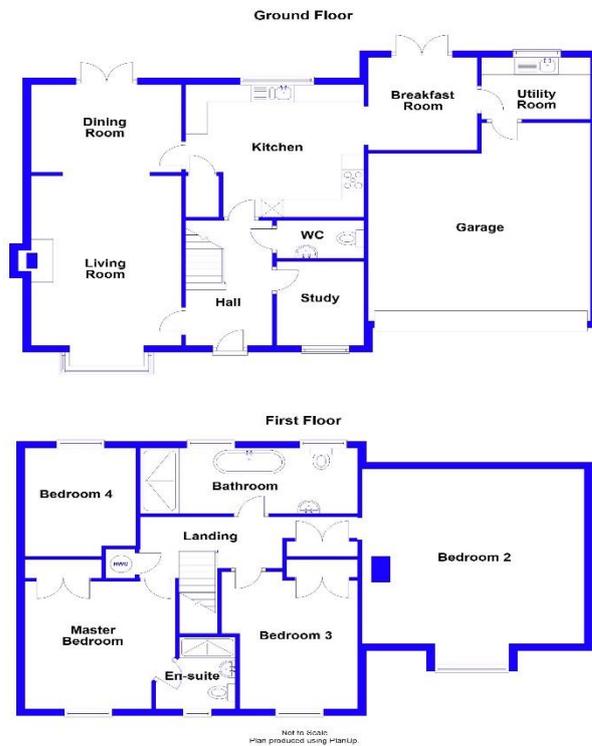
MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Floorplan



Agent's Notes

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