



**FOR SALE**

Offers in the region of £330,000

Breidden View, Harmer Hill,  
Shrewsbury, SY4 3EB

An interesting spacious and neatly presented detached village house with lovely generous size gardens and garage within a popular village having easy access to Shrewsbury. NO ONWARD CHAIN.



**MILEAGES:** Shrewsbury Town Centre 6.5 miles, Wem 4 miles, Ellesmere 11.2 miles and Telford 19.6 miles. All mileages are approximate.



- **A spacious detached house**
- **Neatly presented accommodation**
- **Lovely generous size gardens**
- **Garage**
- **Popular village with pub**
- **Easy access to Shrewsbury**

## DIRECTIONS

From Shrewsbury take the A528 Ellesmere Road north until reaching Harmer Hill. Immediately after the Bridgewater Arms turn left onto the Ellesmere Road and the entrance to the property will be found opposite some new build houses.

## SITUATION

The property is attractively positioned within the village, in a slightly elevated position. The village provides a pub with restaurant, whilst the neighbouring village of Myddle offers a primary school and pub. More comprehensive amenities can be found at Wem, which offers a range of shops and schools including the popular Thomas Adam School and a rail service. There is also a railway halt nearby at Yorton. Shrewsbury is very easily accessible with its comprehensive shopping centre, leisure and social facilities. Commuters are well placed for access also to Telford, Whitchurch, Ellesmere or Oswestry.

## DESCRIPTION

A truly individual and deceptively spacious detached house, which offers comfortably well proportioned accommodation suitable for a range of buyers. The accommodation is neatly presented throughout and includes a gas fired central heating system, together with UPVC double glazed windows and external doors. The layout offers versatility with the availability of 4 reception rooms, including a conservatory. There are open fireplaces to both the sitting room and living room. Families will be pleased to note that there is a ground floor guest WC, whilst the breakfast kitchen is of a good size and offers scope for modernisation. On the first floor, there are three double bedrooms. The principal bedroom has en-suite facilities, whilst the remaining two are then served by a modern fitted shower room (2017).

Outside, the attached garage is of a good length with space possibly for a workshop area if required. The generous sized lawn gardens wrap around the house and include various sun terraces.

## ACCOMMODATION

### RECEPTION HALL

Split level with wood effect laminate flooring and UPVC/double glazed front entrance door, staircase rising to the first floor with cupboard under. Rear side external entrance door.

### GUEST CLOAKS/WC

With wood effect laminate flooring, pedestal wash hand basin, close coupled WC, and wall storage cupboard.

### LIVING ROOM

With brick fireplace with open grate incorporating coal effect gas fire. Quarry tiled hearth. Coved ceiling. Front and rear window aspects.

### SITTING ROOM

With wood effect laminate flooring. Brick fireplace with shelved recesses to each flank. Picture rail. Large bay window to front with views out onto open farmland in the distance.

### DINING ROOM

With pine boarded floor, picture rail, ornamental period fireplace with decorative cast iron work and stained wood surround. Communicating door to:

### CONSERVATORY

Built on brick plinth with wrap around hardwood and double glazed windows including twin French doors. Tiled floor.

### KITCHEN/BREAKFAST ROOM

With generous fitted work surfaces having tiled splash and built in stainless steel sink unit, section of pine fronted base and eye level cupboards including drawer unit. Inset ELECTRIC FREESTANDING COOKER (DOUBLE OVEN) (Faulty front left ring). DISHWASHER. Space and plumbing for washing machine. Space for Breakfast Table. UPVC/Double glazed sliding patio door leading out onto the side sun terrace.





4 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### FIRST FLOOR LANDING

With built in deep airing cupboard having shelving and hanging rail. Access to eaves storage area. Loft access point.

#### BEDROOM 1 (Double)

With part sloping ceiling and exposed beams.

#### EN-SUITE SHOWER ROOM

With tiled shower cubicle having wall mounted direct feed shower. Pedestal wash hand basin, part tiled walls and fitted wall mirror.

#### BEDROOM 2 (Double)

With free standing pine wardrobe unit and feature large picture double glazed window overlooking the side garden.

#### BEDROOM 3 (Double)

With part sloping ceiling and access to useful eaves airing/storage space containing insulated hot water cylinder with immersion heater.

#### SHOWER ROOM

With modern suite comprising Aqua style panelled wide walk-in shower cubicle with wall mounted direct feed shower and sliding door, pedestal wash hand basin with tiled splash, close coupled WC and pine wall furniture.

#### OUTSIDE

The property is approached over a sweeping tarmac driveway with parking space.

#### ATTACHED GARAGE

With up and over entrance door. Power and lighting. Wall mounted WORCESTER CONDENSING CENTRAL HEATING BOILER (installed 2007). Side pedestrian access door.

#### THE GARDENS

These are of a generous size and form an attractive feature to the property. The front lawn is bounded along its front boundary by a



mainly privet and holly hedge, which provides privacy. The lawn then sweeps around the side widening with a selection of specimen conifers, laurel and rhododendron bushes, together with flowering shrubs. As the lawn approaches the rear this then gently steps with natural sandstone dwarf wall divides, onto a rear lawn with a FLAGGED SUN TERRACE and steps to a raised ornamental gravelled area with shrubs and a timber and felt GARDEN SHED. Extending along the rear boundary are abundantly stocked borders of flowering shrubs, trees including Rowan and Silver Birch. There is a flagged walk way under a pergola with a front BRICK PAVIOUR PATIO and a rear ornamental gravelled area.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains are included in the sale.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. These have not been tested by Halls.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

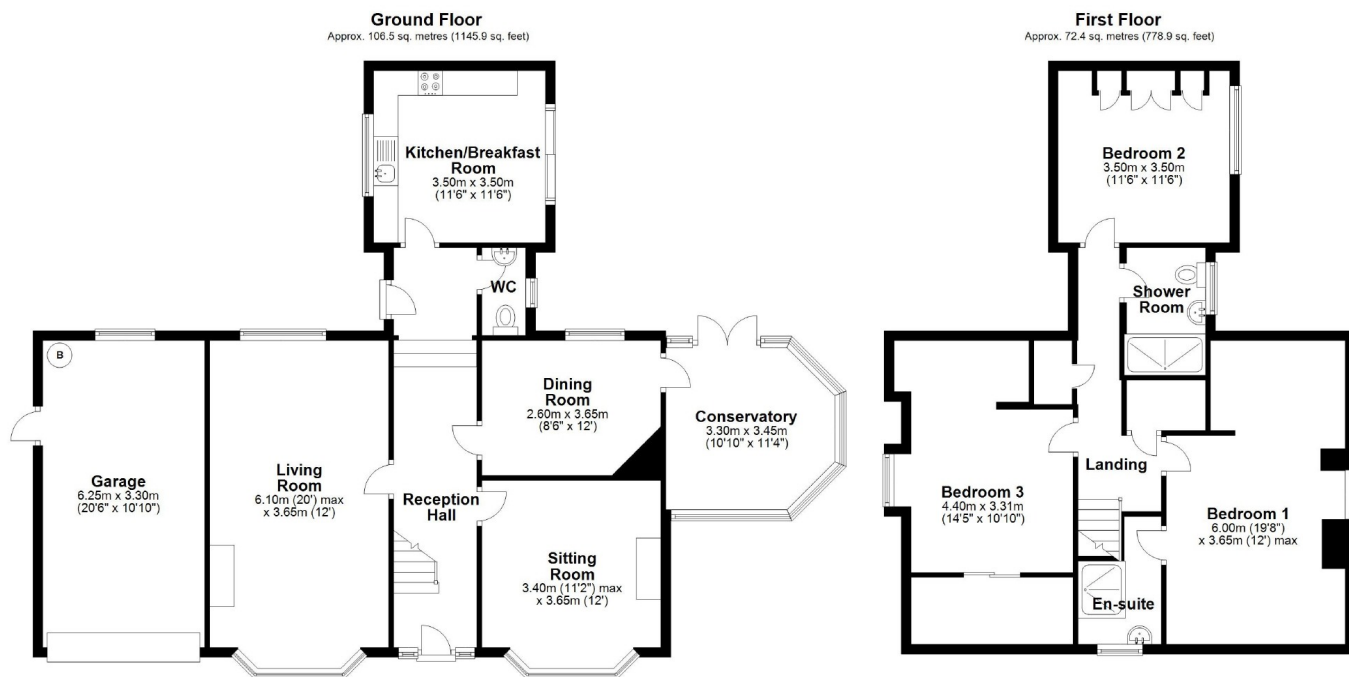
#### LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'E'.

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@halls.gb.com

## Breidden View, Harmer Hill, Shrewsbury, SY4 3EB

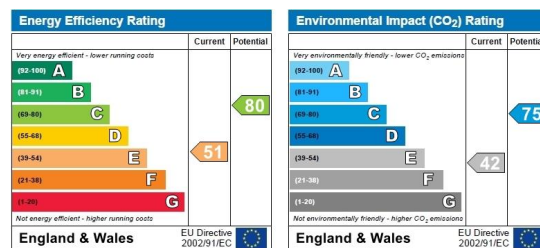


Total area: approx. 178.8 sq. metres (1924.8 sq. feet)  
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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 Ratings



**01743 236444**

**Shrewsbury office:**

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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