



FOR SALE

Offers in the region of £424,995

3 The Pines, Lower Road,
Harmer Hill, Shrewsbury, SY4 3RH

An attractive and superbly presented 4 bedroom detached house with an extensive block paved drive, integral garage, car port and gardens landscaped with ease of maintenance in mind, situated in a small high quality development on the outskirts of this popular north Shropshire village.



Wem (5 miles), Shrewsbury (6 miles) and Ellesmere (10 miles).
(All Distances Approximate)



- Superbly presented
- Greatly improved
- Ample parking space
- Low maintenance gardens
- Small select development
- Edge of village location

DESCRIPTION

Halls are delighted with instructions to offer 3 The Pines, Lower Road, Harmer Hill, for sale by private treaty.

3 The Pines is an attractive and superbly presented 4 bedroom detached house with an extensive block paved drive, integral garage, car port and gardens landscaped with ease of maintenance in mind, situated in a small high quality development on the outskirts of this popular north Shropshire village.

The internal accommodation, which has been greatly improved by the current vendors who have occupied the property since new, and provides, on the ground floor, a Reception Hall, Living Room, Kitchen/Breakfast/Family Room, Utility Room and downstairs Cloakroom, together with four first floor Bedrooms (Master Bedroom and Bedroom 2 with Ensuite facilities) and a Family Bathroom. The property benefits from double glazed windows and doors throughout, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by an extensive block paved drive providing ample parking space leading to the integral single garage with a car port to one side.

The gardens have been attractively landscaped by the current vendors with ease of maintenance in mind and include a paved patio area providing ideal space for outdoor entertaining leading on to an area of artificial grass flanked by borders containing a number of maturing shrubs and bushes.

There is an ornamental fish pond to one corner with an attractive waterfall feature. The gardens enjoy a southerly aspect.

The sale of 3 The Pines does, therefore, provide an ideal opportunity for families or retirement purchasers looking for a superbly presented and attractively styled detached house in an extremely pleasant edge of village location.

SITUATION

3 The Pines is situated in a small and select development on the outskirts of the north Shropshire village of Harmer Hill. Harmer Hill has useful local amenities for a village of its size and is only, approximately, 6 miles from the county town of Shrewsbury, which has a comprehensive range of local shopping, recreational and educational facilities. The north Shropshire towns of Wem (5 miles) and Ellesmere (10 miles) are also within easy motoring distance.

DIRECTIONS

When approaching Harmer Hill from the Shrewsbury direction, turn left immediately after the Bridgewater Arms, in the direction of Ellesmere on the A528. Continue on this road for a short distance and turn left in to Lower Road, signposted 'Webscott'. Proceed along this single track country lane for 0.4 of a mile and turn right in to The Pines (signposted 'Lower Road leading to The Pines'). Continue for a short distance taking your second turning left and the 3 The Pines will be situated as the second property on your left hand side.

THE ACCOMMODATION COMPRISES:

A front entrance door with glazed centre panel and double glazed window to one side, opening in to a:

RECEPTION HALL

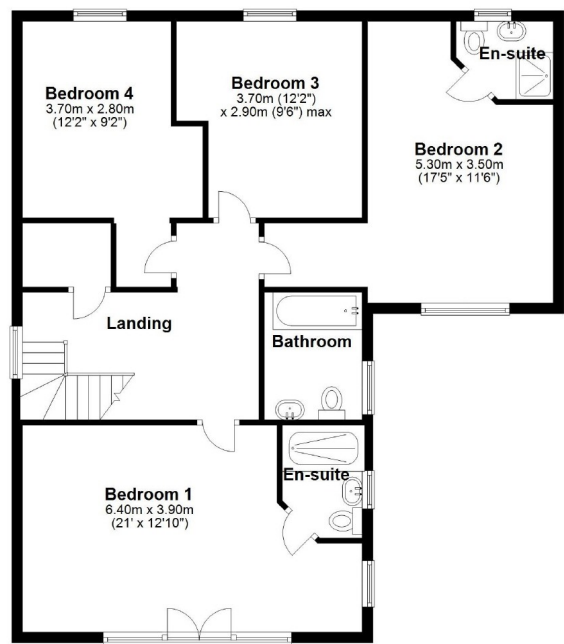
With wooden flooring, carpeted staircase to first floor, a door in to a large recessed storage cupboard with shelving and a door in to the:



Ground Floor
Approx. 115.2 sq. metres (1239.5 sq. feet)



First Floor
Approx. 96.9 sq. metres (1042.9 sq. feet)



Total area: approx. 212.0 sq. metres (2282.4 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.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



SUPER KITCHEN / BREAKFAST / FAMILY ROOM

21'0" x 16'5" (6.4m x 5.00m)

With an excellent newly fitted high quality kitchen including a stainless steel 1.5 bowl sink unit (H&C) with flexi mixer tap over, a range of quartz work surface areas with base units incorporating cupboards and drawers, integrated dishwasher, larder fridge, integrated Neff double oven, integrated Rangemaster cooker with a six gas hob unit with matching extractor hood over and two ovens (one fan and one conventional), a central breakfast island with quartz worktop, breakfast bar area to one side and base units incorporating cupboards, drawers and recessed storage space, matching eye level cupboards, double glazed window to side elevation, double glazed double opening doors leading out to the rear patio area, tiled flooring and a door leading in to the:

UTILITY ROOM

With a stainless steel sink unit (H&C) with mixer tap and a cupboard below, planned space for appliances, matching eye level cupboard, wall mounted mounted Maine system eco gas fired central heating boiler which heats the domestic hot water and central heating radiators, glazed door to rear elevation, window to rear and a door in to a:

DOWNSTAIRS CLOAKROOM

With a continuation of the tiled flooring, pedestal hand basin (H&C) with tiled splash back area, low flush WC, double glazed opaque window to side elevation.

LIVING ROOM

21'0" x 12'10" (6.4m x 3.9m)

With a continuation of the wooden flooring, floor to ceiling windows to front elevation, wood burning stove standing on a raised hearth.

FIRST FLOOR LANDING AREA

With a continuation of the fitted carpet as laid, double glazed window to side elevation, inspection hatch to roofspace (boarded) and a door in to an airing cupboard housing the hot water cylinder with slatted shelving and ample room for linen storage. Doors lead from the Landing Area in to the following:

MASTER BEDROOM

21'0" x 12'10" (6.4m x 3.9m)

With a fitted carpet as laid, fully glazed doors to front elevation leading out to a Juliette balcony with windows to either side, double glazed window to side elevation, an extensive range of fitted wardrobes, dressing table and a door in to the:

ENSUITE SHOWER ROOM

With a hand basin (H&C) with two drawers below, fully tiled shower cubicle with mains fed shower, low flush WC, towel rail/radiator, double glazed opaque window to side elevation.

BEDROOM 2

17'5" x 11'6" (5.3m x 3.5m)

With a fitted carpet as laid, double glazed window to front elevation, mirror fronted fitted wardrobe with hanging rail and shelving and a door in to the:

ENSUITE SHOWER ROOM

With a hand basin (H&C) with two drawers below, fully tiled shower cubicle with mains fed shower, low flush WC, towel rail/radiator, half tiled walls and double glazed opaque window to rear elevation.

BEDROOM 3

12'2" x 9'6" (3.7m x 2.9m)

With a fitted carpet as laid, double glazed window to rear elevation, recessed double wardrobe with hanging rail and



shelving.

BEDROOM 4

12'2" x 9'2" (3.7m x 2.8m)

With a fitted carpet as laid, double glazed window to rear elevation, recessed double wardrobe with hanging rail and shelving.

FAMILY BATHROOM

With a hand basin (H&C) with mixer tap and two drawers below, a P-shaped bath (H&C) with mixer tap and mains fed shower over, low flush WC, extensively tiled walls, double glazed opaque window to side elevation, heated towel rail/radiator.

OUTSIDE

The property is approached over a block paved drive providing ample parking and manoeuvring space and leading to the integral:

SINGLE GARAGE

17'9" x 11'6" (5.4m x 3.5m)

With a covered car port to one side.

A pedestrian gate leads to the gardens.

GARDENS

The gardens are a lovely feature of the property and have been landscaped by the current vendors to provide a low maintenance addition to the property, including a good sized paved patio area providing ideal space for outdoor entertaining leading on to an area of artificial grass flanked by borders stocked with maturing shrubs and bushes. There is an ornamental fish pond with a waterfall feature to one corner. The gardens provide a lovely space for sitting out.

SERVICES

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

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' F ' on the Shropshire Council Register. The payment for 2018/2019 is £2,419.54.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

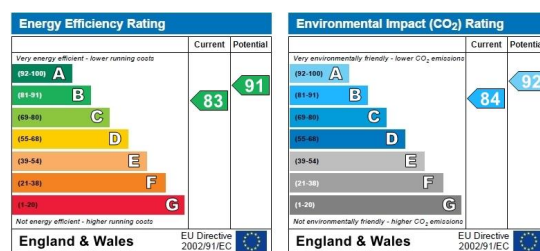
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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