

New Providence Main Road, Hanwood, Shrewsbury,
Shropshire, SY5 8LZ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent

Occupying a lovely large well established plot with beautiful views to the rear towards local farmland, countryside and beyond. This is an attractive, spacious and well proportioned three double bedroom bay fronted detached house, situated on the fringes of the popular village of Hanwood. The village local amenities include a convenience store with post office, Church, public house and primary school. The property is conveniently positioned for major road links towards the West Midlands and on a bus route to the Royal Shrewsbury Hospital and town Centre . Early viewing comes highly recommended by the agent

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, two further double bedrooms, family bathroom, generous size stone driveway providing ample off street parking for a number of vehicles, garage, large well established rear enclosed gardens, pleasing aspect to the rear towards local farmland, countryside and beyond, solar panels, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having UPVC double glazed window, wood parquet flooring, radiator, coving to ceiling, dado rail.

Door from reception hallway gives access to:

Bay fronted lounge

18'8 max into bay x 12'10

Having UPVC double glazed bay window to front, additional UPVC double glazed window to side, attractive multifuel burning stove with timber mantle, two radiators, coving to ceiling, picture rail.

Door from reception hallway gives access to:

Kitchen/diner

21'1 x 11'11

Having attractive eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with concealed cooker canopy over, integrated dishwasher, space for upright fridge freezer, glass display cabinet with storage drawers and cupboards below, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed windows taking full advantage of the property's pleasing rear gardens and delightful rural aspect, UPVC double glazed French doors giving access to rear gardens, feature former exposed brick chimney breast, radiator, tiled floor.

Door from kitchen/diner gives access to:

Utility room

11'3 excluding recess x 9'2

Having tiled and fitted worktops, Belfast style sink, storage cupboards below, space for appliances, tiled floor, radiator, part glazed stable style door giving access to rear gardens, cupboard housing gas fired central heating boiler, UPVC double glazed window to side, part glazed service door to garage.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, tiled floor, glazed window to rear, eye level storage cupboard.

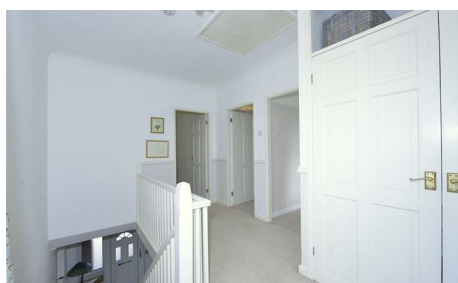
From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window with pleasing aspect towards neighbouring property's local farmland, countryside and beyond, loft access, dado rail, airing cupboard.

Doors from first floor landing then give access to: Three double bedrooms and bathroom.





Bedroom one

15'5 x 11'10

Having UPVC double glazed window to the rear enjoying a magnificent open aspect over the rear gardens, local countryside, farmland and beyond, radiator, coving to ceiling, picture rail.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, pedestal wash hand basin, UPVC double glazed window to side, tiled to walls, extractor fan, spotlights to ceiling, vinyl floor covering.

Bedroom two

16'0 max into bay x 11'10

Having UPVC double glazed walk-in bay window to front, radiator, large fitted store cupboard/wardrobe, coving to ceiling, dado rail.

Bedroom three

9'2 x 8'10

Having UPVC double glazed window to front, radiator, coving to ceiling.

Bathroom

Having a three piece white suite comprising: Timber style panel with wall mounted electric shower over with glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, UPVC double glazed window to rear, coving to ceiling, heated towel rail.

Outside

To the front of the property there is a mature hedge, shrubs and trees. a generous size stone driveway providing ample off street parking for a number of vehicles. From the driveway access is given to :

Garage

13'11 x 11'6

Having twin double doors to front, polycarbonated roof, wooden door giving access to side of property, fitted power and light.

Gated side access then leads to a further stoned driveway area which would be suitable for further vehicles, caravan small boat etc. Access is then given to the property's:

Substantial rear gardens

Having paved sun terrace, low maintenance stone section, paved patio area, outside lighting points, lawn gardens, fruit trees, decked area, glazed greenhouse, mature shrubs plants and bushes. From the rear gardens there is a fantastic outlook towards local farmland, countryside and beyond. The gardens are enclosed.

COUNCIL TAX BAND

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Directions

As you travel out of Shrewsbury on the A488 and approach the village of Hanwood the property is the first property on the left hand side indicated by our For Sale sign and immediately passed the 30 mile an hour sign.

