



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Offers in the region of £345,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

A very well maintained and much improved, three bedroom detached property dating back to the early 1960's, situated on the fringes of the popular village of Hanwood with all local amenities including post office, convenience store, Church, public house and school. The property is conveniently positioned for major road links towards the West Midlands and beyond and has the added benefit of standing in grounds approaching approximately 0.75 of an acre and enjoying a beautiful southerly open aspect to the rear over local countryside, farmland and beyond. The property can only be appreciated by internal inspection which is highly recommended by the selling agent.

Accommodation:

Spacious entrance hall, living room, open plan kitchen / dining area, utility / office, downstairs cloakroom, three good sized bedrooms (one with en-suite shower), family bathroom, upvc double glazing, gas fired central heating, extensive gravelled forecourt, garage, side access leading into attractive extensive good sized sloping rear gardens, solar panels

The accommodation in greater detail comprises the following. All measurements are approximate only.

Arched storm porch with quarry tiled floor gives access to replacement upvc:

Entrance door:

Having side panels leading into:

Spacious entrance hall:

15'3 x 7'9 (4.65m x 2.36m)

With attractive wooden parquet flooring, radiator, dado rail, coving to ceiling, staircase leading off, telephone point, frosted sealed unit double glazed window to side. Panelled door from entrance hallway leading to:

Living room:

18'5 into bay x 12'10 into alcove (5.61m into bay x 3.91m into alcove)

Upvc double glazed bay window to front, sealed unit double glazed window to side, inglenook with feature cast iron multi-fuel burner set on quarry tiled hearth, television aerial point, picture rail, coving to ceiling, moulded ceiling rose.

Panelled door leading through to:

Open plan kitchen / dining area:

21'0 x 11'10 (6.40m x 3.61m)

The kitchen area:

Having 1½ bowl single drainer unit, hot and cold, comprehensive range of fitted base units with granite effect work surface, china display cabinet, wall-unit, upvc sealed unit double glazed window with beautiful open outlook over local countryside, built-in Diplomat stainless steel gas single oven with grill above, five ring gas hob and extractor above, built-in dishwasher, ceramic tiled floor, recess ideal for fridge freezer complete with base unit.

Dining area:

Having radiator, sealed unit double glazed french doors leading out onto attractive rear enclosed gardens enjoying an enviable view over local countryside, fitted shelving and cupboard to alcove. Panelled door from kitchen / dining room with step leading into:

Utility / office:

11'7 x 9'2 (3.53m x 2.79m)

Having, upvc double glazed window to side, quarry tiled floor, double radiator, Belfast sink, hot and cold, a range of fitted base units and storage cupboard with work surface (space for tumble dryer). Stable door leading to attractive mature rear gardens enjoying a lovely aspect beyond over local countryside and farmland. Door from utility / office leading to:

Downstairs cloakroom:

Having low flush wc, wash basin, hot and cold, radiator. Further door leading to:

Boiler cupboard:

With gas fired central heating boiler (space for washing machine).

Further door from utility / office leading to attached garage:

Staircase from, entrance hall leading to:

Spacious landing area:

Having upvc double glazed window to side, enjoying a lovely open aspect over local countryside, radiator, large airing cupboard with slatted shelving and copper hot water cylinder, coving to ceiling, access to attic space (mostly boarded with fold-away aluminium ladder). Panelled door from landing leading to:

Master bedroom:

15'5 x 11'10 into alcove (4.70m x 3.61m into alcove)

Having large 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. Step up leading to:

En suite shower room:

Having tiled shower cubicle housing power shower off the mains, pedestal wash hand basin, hot and cold, fully tiled to walls, double glazed window to side aspect.

Bedroom two:

15'11 into bay x 11'10 into alcove (4.85m into bay x 3.61m into alcove)

Having upvc double glazed walk-in bay window to front, radiator, coving to ceiling, dado rail, built-in double corner wardrobe.

Bedroom three:

9'3 x 8'10 (2.82m x 2.69m)

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

Panelled door from landing to:

Bathroom:

Having panelled bath, hot and cold, electric shower above, pedestal wash hand basin, hot and cold, low flush wc, wooden panelling to dado rail height, fully tiled around bath area, heated towel radiator.

Outside:

The property is approached by an extensive gravelled forecourt with ample parking and turning for a number of vehicles having outside security light and mature hedging to front boundary, double wooden gates leading to side of property with further gravelled parking area to side of property (which would be ideal for housing a boat / caravan). A particular feature of the property are the extensive enclosed rear gardens which are sloping and enjoy a wonderful south-facing open aspect over local

countryside and farmland; having two paved sun terraces, gravelled area, further decked sun terrace, well established and cultivated grounds which are mainly laid to lawn with well established borders, vegetable garden, productive raspberry canes, selection of specimen fruit trees, two sheds, greenhouse, outside tap, outside lighting to rear of property, storage for refuse bins. The property's total site area extends to approximately 0.75 of an acre. The property also has the added benefit of solar panels to the south and west of the roof providing free electricity during the day with a quarterly payment enjoyed approximately £125.00.

Attached garage:

13'10 x 11'5 (4.22m x 3.48m)

Having double wooden doors to the front, light and power points, side service door.

Services:

Mains water, electricity, drainage and gas are all available to the property. 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).

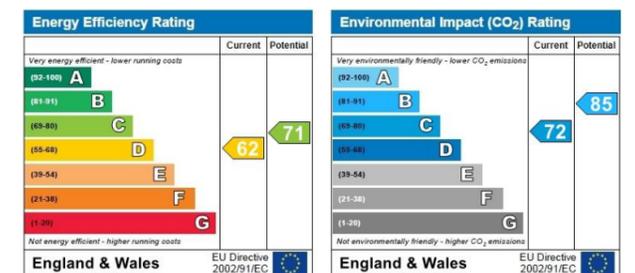
Disclaimer:

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.



FLOOR PLANS

