



9 Bishop Close, Hanwood, Shrewsbury, Shropshire, SY5 8BU

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

Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Occupying a large plot, on the edge of this select modern development constructed by renowned local builders Shropshire Homes. This is a spacious, well proportioned and neatly presented four bedroom detached bay fronted house. The property is situated within this desirable village location, within close proximity to the local by-pass, linking up to the M54 motorway network and medieval town centre of Shrewsbury. The village of Hanwood offers a good range of amenities, including convenience store, local school and parish church. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, spacious, attractive kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms, modern family bathroom, front and generous size rear enclosed gardens with partial border a local field, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Storm porch with double glazed entrance door gives access to:

Reception hallway

Having wall mounted alarm control panel, UPVC double glazed window, tiled floor, wall mounted Honeywell digital thermostat control unit, under-stairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

17'3 x 11'2
Having walk-in UPVC double glazed bay window to front, two radiators, engineered wooden flooring.

Door from reception hallway gives access to:

Attractive kitchen/diner

21'1 x 11'3
And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, free standing stove, range style cooker with five ring gas hob with cooker canopy over, integrated dishwasher, fridge freezer, wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled floor, UPVC double glazed window to rear, UPV double glazed French doors giving access to rear gardens, radiator.

Door from kitchen/diner gives access to:

Utility room

7'7 x 5'4
Having fitted units, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, wall mounted gas fired central heating boiler, tiled floor, radiator, double glazed door giving access to rear gardens, recessed spotlights to ceiling, wall mounted extractor fan.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, radiator, UPVC double glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having radiator, loft access, store cupboard housing pressurised cylinder unit.

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

Bedroom one

12'6 x 11'1 excluding recess
Having UPVC double glazed window with pleasing aspect to front, radiator, wall mounted digital heating control panel, built-in mirror fronted triple wardrobe.

Door from bedroom one gives access to:

Shower room

Having tiled corner shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail, tiled floor, shaver point, recessed spotlights, extractor fan to ceiling.

Bedroom two

11'9 x 10'3
Having UPVC double glazed window with pleasing aspect over the property's rear gardens and neighbouring field, built-in mirror fronted double wardrobe, radiator.

Bedroom three

13'10 max x 8'8
Having upvc double glazed window with pleasing aspect to front, radiator.

Bedroom four

10'3 max reducing down to 7'11 x 7'10
Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: panel bath with mixer shower over, glazed folding shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, tiled floor, part tiled to walls, recessed spotlights to ceiling, wall mounted shaver point, extractor fan, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden with double width tarmac driveway which gives access to:

Garage

Having up and over door.

Side access then leads to the property's:

Generous size rear garden

Comprising: paved patio area, lawn garden, inset shrubs plants and bushes. The rear gardens have a pleasing aspect to one side over a local field and enclosed by fencing.

Agents note

There is a service fee for the up keep of the development which is £250.00 per annum.

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.

COUNCIL TAX BAND E

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.

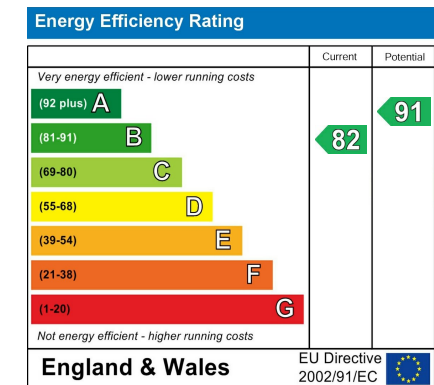
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services.

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.



FLOORPLANS

