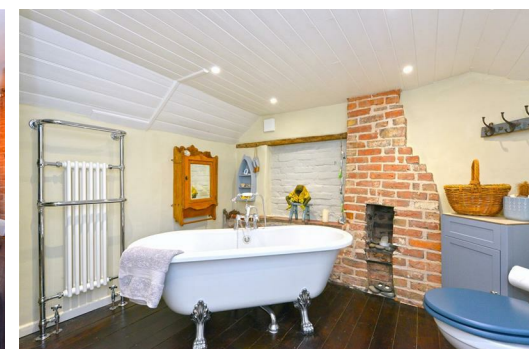


2 Bridge Lane, Hanwood, Shrewsbury, Shropshire, SY5 8LX

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 £450,000

Viewing: strictly by appointment
through the agent

Occupying a beautiful and idyllic position, set in grounds which extend to approximately 0.35 of acre, this is an attractive and immaculately presented three bedroom period semi detached property which has undergone an extensive programme of renovation/improvement via its existing owner and offers buyers the opportunity to acquire this truly charming home with fishing rights, which can only be fully appreciated by early internal inspection. The village of Hanwood is situated on the western fringe of Shrewsbury and within the village local amenities include: store / post office, active village hall, primary school and Church. Access to local by-pass linking up to the M54 motorway network and country town of Shrewsbury are readily accessible from the property. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, separate dining room, refitted kitchen/breakfast room, UPVC double glazed conservatory, rear lobby, first floor landing, three bedrooms, bespoke refitted bathroom, driveway/parking forecourt providing ample off street parking, beautifully kept grounds leading down to the local Reabrook, (plot size extends to approximately 0.35 of acre), gas fired central heating, double glazing, sought after village location.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway

Having quarry tiled floor, part tiled to walls, antique style radiator.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, quarry tiled floor, antique style radiator, UPVC double glazed window, part tiled to walls, wall mounted extractor fan.

Door from entrance hallway gives access to:

Dining room

13'5 x 9'11 excluding recess

Having feature Nouvelle Rayburn stove (disconnected) with period store cupboard to side, UPVC double glazed window with fitted shutter, quarry tiled floor, understairs storage cupboard.

Door from dining room gives access to:

Attractive lounge

15'0 x 13'2

Having feature exposed brick walls, two wall hung radiators, painted exposed timbers to ceiling, wood burning stove set to a feature exposed brick chimney breast, quarry tiled floor.

Door from lounge gives access to:

Rear lobby

Having part glazed door giving access to rear of property.

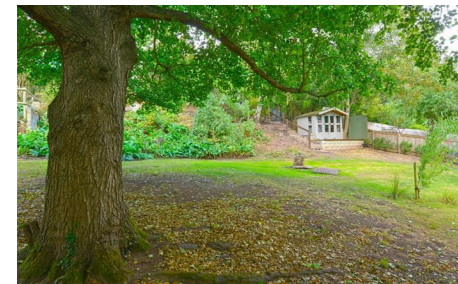
Arch from dining room gives access to:

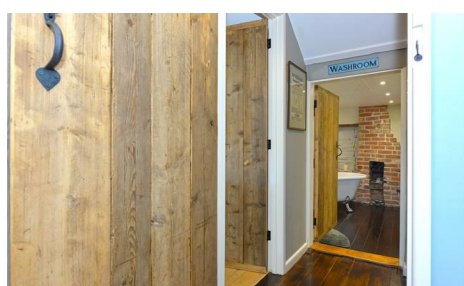
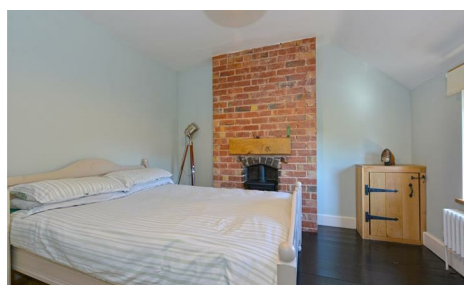
Refitted kitchen/breakfast room

16'6 x 7'0

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic square sink with antique style with mixer tap over, integrated slim line dishwasher, free standing electric Range Master cooker with four ring electric hob and concealed cooker canopy over, tiled splash surrounds, UPVC double glazed window to side with fitted shutters, UPVC double glazed window overlooking the property's delightful rear gardens, quarry tiled floor, antique style radiator, space for washing machine, fridge freezer, Velux roof window.

Stable style door from refitted kitchen/breakfast room gives access to:





UPVC double glazed conservatory

13'2 x 7'10

Having a range of UPVC double glazed window overlooking the property's delightful rear gardens with UPVC double glazed sliding patio door giving access to rear gardens , polycarbonate roof.

First floor landing

Having UPVC double glazed window to rear, exposed wooden flooring.

Doors from first floor landing give access to: Three bedrooms and bespoke refitted bathroom.

Bedroom one

11'3 x 10'8

Having UPVC double glazed window with a delightful aspect over the property's rear gardens and towards local farmland, countryside and beyond, antique style radiator, feature exposed chimney breast.

Bedroom two

14'11 x 8'3 max

Having UPVC double glazed window to rear with fitted shutters having a delightful aspect over the property's rear gardens towards local farmland, countryside and beyond, antique style radiator, feature exposed chimney breast, exposed wooden flooring, fitted wardrobe with open hanging rail storage wardrobe to side.

Bedroom three

10'2 x 4'5

Having UPVC double glazed window with a delightful aspect over the property's rear gardens and towards local farmland, countryside and beyond, exposed wooden flooring, antique style radiator, recessed spotlights to ceiling.

Bespoke refitted bathroom

10'8 x 10'1

Having a four piece suite comprising: Free standing roll top bath with antique style mixer tap over with handheld shower attachment off, large walk-in tiled corner shower cubicle with drench shower over plus hand-held shower attachment off wall, pedestal wash hand basin, low flush WC, exposed wooden flooring, antique style radiator with heated towel rail, recessed spotlights to ceiling, feature exposed brick walling to one wall, UPVC double glazed window.

Outside

To the front of the property there is generous partially screened parking forecourt/driveway providing ample off street parking, gated pedestrian access then leads to a raised decked area with outside cold tap. Access is then given to a southerly facing large decked terrace with timber pergola. Brick and paved steps then lead down to a generous size paved patio area with further paved steps and concrete pathway giving access to a tiered garden areas with an array of mature shrubs, plants and bushes, chicken coop, summer house.

Access is then given to a:

Generous size lawn gardens

Having fruit trees, mature trees, decked area. The lawn garden area leads down to a local brook. This fantastic plot extends to approximately 0.35 of an acre.

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 C

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.

