HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

7 Birch Drive, Hanwood, Shrewsbury, Shropshire, SY5 8RG

www.hbshrop.co.uk

Offers In The Region Of £399,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Occupying a lovely end of cul-de-sac position, this is a spacious and well proportioned four bedroom detached house situated on a generous size plot, which gently leads to a local brook creating a picturesque and calming back drop. The property is thoughtfully laid out with generous living spaces that balance comfort and practicality. Hanwood is a delightful Shropshire village surrounded by open fields wooded areas and scenic walking routes, making it ideal for those who enjoy the outdoors. The village benefits from a range of local amenities including a well regarded primary school, village hall, convenient store and church. Access to the medieval town centre of Shrewsbury is readily accessible as is the local by-pass which links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, shower room with wc, lounge, UPVC double glazed conservatory, separate dining room, kitchen / breakfast room, first floor landing, four bedrooms, re-fitted family bathroom, generous size rear gardens which lead down to the local Rea Brook, garage, UPVC double glazing, gas fired central heating, popular village location and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway
Having wood effect flooring, telephone point and store cupboard. From entrance hallway door gives access to:

Shower room
Having tiled shower cubicle, low flush wc, pedestal wash hand basin, wall mounted heated chrome style towel rail, vinyl floor covering, UPVC double glazed window to front, and wall mounted extractor fan. Door from entrance hallway gives access to:

Lounge
20'11 x 10'10
Having UPVC double glazed window to front, radiator, wood effect flooring, coal effect gas fire set to a stone style hearth with matching fire surround and coving to ceiling. UPVC double glazed sliding door from lounge gives access to:

UPVC double glazed conservatory
11'3 x 9'5
Having UPVC double glazed windows with matching doors giving access to rear gardens, polycarbonate roof, tiled floor and fitted ceiling fan with built-in light.

From entrance hallway door gives access to:

Dining room
13'10 x 10'10
Having UPVC double glazed window to rear, double glazed sliding patio door giving access to rear of property, radiator and tiled effect flooring. Door from dining room gives access to:

Kitchen / breakfast room
14'3 x 8'3
Having eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit and mixer tap over, integrated fridge, dishwasher, space for further appliances, radiator, breakfast bar, glass display cabinet, UPVC double glazed window to rear and tiled floor. Door from kitchen/ breakfast room gives access to:

Utility room
14'8 x 3'2
Having eye level storage cupboard, fitted worktop with inset sink, space for appliances, tiled floor and double glazed sliding patio door giving access to side of property.

From entrance hallway stairs rise to:

First floor landing
Having loft access. Doors then give access to four bedrooms and re-fitted family bathroom.

Bedroom one
12'4 x 11'1
Having UPVC double glazed window to front, radiator, fitted shelved store cupboard, wood effect flooring and fitted part mirror fronted wardrobes.

Bedroom two
10'10 x 9'9
Having UPVC double glazed window to front, radiator and fitted shelved storage cupboard.

Bedroom three
11'0 x 8'0
Having wood effect flooring, radiator, UPVC double glazed window with pleasing aspect to rear over the property's rear gardens and Rea Brook.

Bedroom four
8'4 x 7'11
Having radiator, wood effect flooring, UPVC double glazed window with pleasing aspect over the property's rear gardens and Rea Brook.

Re-fitted family bathroom
Having a modern four piece suite which comprises: Tiled panel bath, wall hung wash hand basin with mixer tap over and storage drawers below, low flush wc, corner tiled shower cubicle, UPVC double glazed window to rear, heated chrome style towel rail, wood effect flooring and extractor fan.

Outside
To the front of the property there is a brick paved driveway providing ample off-street parking for a number of vehicles and low maintenance stone sections. From the driveway access is then given to garage having up and over door. Gated side access then leads to:

Large rear gardens
Which are a fantastic feature of the property and comprise: Large Indian sandstone paved patio with wall mounted awning, electricity point, cold water tap, Indian sandstone steps then lead to a paved sun terrace with summer house, paved steps then lead to a lawned garden with barked borders and mature shrubs. The gardens then lead down to the local Rea Brook. The gardens are enclosed to two sides by fencing to one and mature hedging to the other.

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

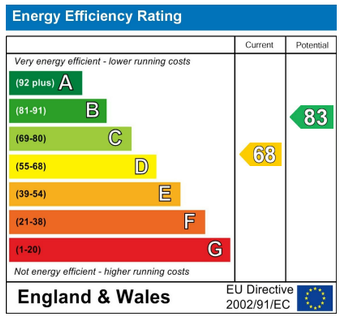
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

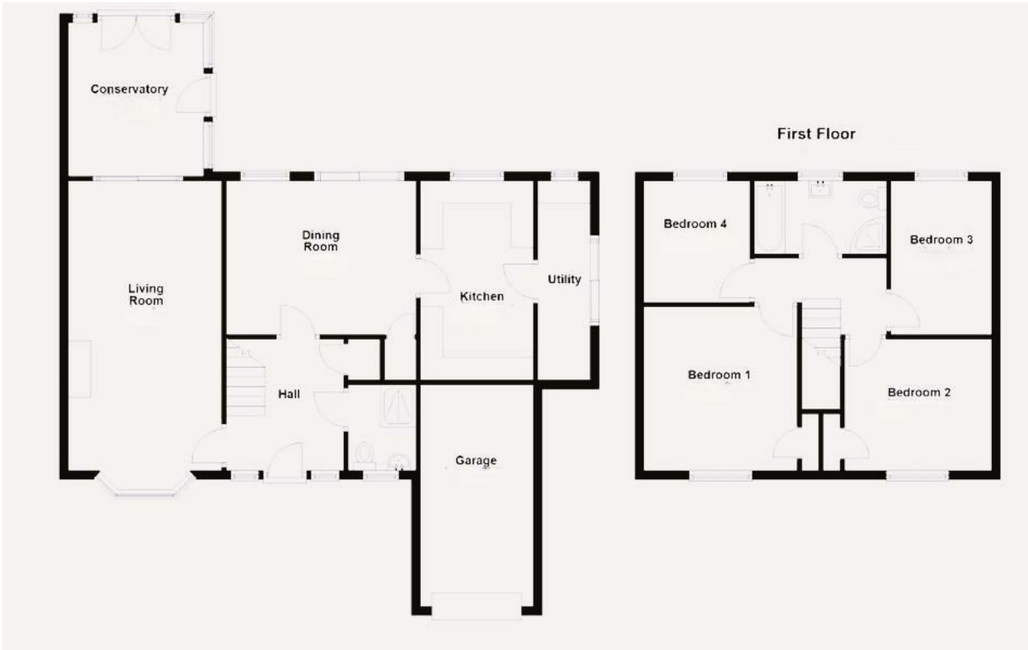
Referral disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their 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. Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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