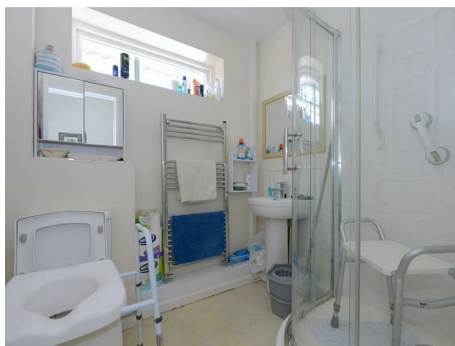




4 Chestnut Close, Hanwood, Shrewsbury, Shropshire, SY5
8RB

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire,
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Offers In The Region Of £249,995

Viewing: strictly by appointment
through the agent

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Occupying a pleasing position within this highly favoured village location. This is a deceptively spacious and particularly well proportioned two bedroom detached bungalow. Hanwood has a good range of local amenities and is well placed for easy access to the local bypass linking up to the M54 network and the Shrewsbury town centre. The accommodation briefly comprises of the following: Reception hallway, lounge/diner, kitchen, upvc double glazed conservatory, two bedrooms, re-fitted shower room, front and mature rear enclosed gardens, generous driveway, garage, upvc double glazing, oil fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Reception hallway

Having radiator, loft access, wall mounted thermostat control unit.

Door from hallway gives access to:

Lounge/diner

17'8 x 11'10 max reducing down to 10'2
Having upvc double glazed window to front, two radiators, attractive log effect electric fire, coving to ceiling.

Door from reception hallway gives access to:

Kitchen

10'1 x 7'0
Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink, tiled splash surrounds, vinyl floor covering, upvc double glazed window to front, wall mounted extractor fan.

Doors from reception hallway give access to: Two bedroom and shower room.

Bedroom one

11'3 x 10'2
Having built-in double wardrobe and shelved storage cupboard to side, radiator.

Sliding door from bedroom gives access to:

UPVC double glazed conservatory

9'8 x 9'2
Having brick base, range of upvc double glazed windows, polycarbonated roof, upvc double glazed door giving access to rear gardens, wood effect flooring.

Bedroom two

8'8 x 8'0
Having two fitted wardrobes, radiator, secondary double glazed window to rear.

Shower room

Having a re-fitted suite comprising, corner tiled shower cubicle, low flush WC, pedestal wash hand basin, heated chrome style towel rail, glazed window to side, vinyl floor covering.

Outside

To the front of the property there is a lawned garden with a small paved patio area with a variety of mature shrubs.

To the side of this there is a tarmac driveway which gives access to:

Garage

Having up and over door and pedestrian door giving access to rear gardens.

Rear gardens

The rear gardens offer good levels of privacy having paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, oil tank. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage 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

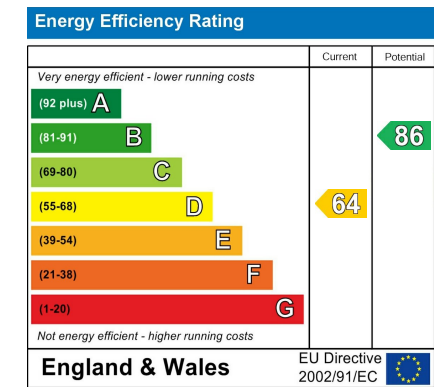
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

