

**FOR SALE**



Apple Cottage, 1 Main Road, Hanwood, Shrewsbury, SY5 8LY

Approximate Floor Area = 129.5 sq m / 1394 sq ft  
(Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79154



**FOR SALE**

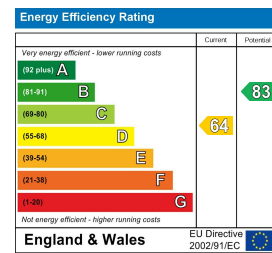
Offers in the region of £425,000

Apple Cottage, 1 Main Road, Hanwood, Shrewsbury, SY5 8LY

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented semi detached property with wonderful gardens offering the most idyllic setting with spectacular countryside views. The property has been completely updated throughout to an incredibly high standard and offers superb, flexible and flowing accommodation.



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Mileages: Shrewsbury 3.8 miles Telford 16.9 Miles. All Mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular rural village
- Wonderful breakfast/kitchen
- Private driveway with space for multiple vehicles
- Beautiful tiered gardens
- In all approx 1/3 of an acre
- Stunning views

#### DIRECTIONS

From Shrewsbury proceed west and on arrival at the main A5 round about take the second exit along the A488. Proceed through Lower Edgebold and on arrival at Hanwood the property will be found on the left hand side.

#### LOCATION

The property is attractively positioned on the outskirts of the popular village of Hanwood and is within walking distance of a number of amenities including a public house, shop and primary school. The village is particularly convenient for commuters giving easy access to the A5 which links north to Oswestry or south-east to Telford. Shrewsbury Town Centre offers a comprehensive shopping centre, selection of leisure facilities and a rail service. There is also a bus service through the village to Shrewsbury.

#### DESCRIPTION

Apple Cottage is a beautifully presented 4 bedroom family home with spacious and well laid out flowing accommodation. The property has been sympathetically updated throughout and now includes a recently updated kitchen with centre island. Stairs lead down to the snug with a "Clearview" log burning stove and access door to the rear patio. The dining room leads off from the kitchen and is a great room centrally positioned in the property. This room could be used as it is or would make a lovely family room. There is a brick feature fireplace place with a further log burning stove, front door and a staircase leading to the first floor. Beyond the dining room is the sitting room with lovely views of the patio and gardens. Completing the accommodation on the ground floor is a utility room and shower room with WC.

On the first floor there is a stunning principle bedroom suite with dressing area and dual aspect windows. There are a further three bedrooms, one is currently used as a study and there is a family bathroom.

#### ACCOMMODATION

##### KITCHEN/BREAKFAST ROOM

A recently updated kitchen with a selection of floor and wall units, tiled floors, granite work tops, Belfast sink, centre island with breakfast bar, Range cooker with extractor over, built in fridge/freezer, wine fridge and dishwasher.

##### SNUG

An incredibly cozy room with access outside and a feature fireplace with log burning stove.

#### DINING ROOM

A substantial space with large feature brick built fireplace with log burning stove.

#### SITTING ROOM

French doors leading to the patio.

#### UTILITY ROOM

Fitted worktop with sink unit.

#### SHOWER ROOM

Low level WC, wash hand basin and shower cubicle.

#### BEDROOM ONE

A lovely proportioned room with high ceilings and a dressing area with built in wardrobes. Some lovely views of the gardens and local countryside.

#### BEDROOM TWO

High ceilings, window over looking the front of the property.

#### BEDROOM THREE

Over looking the front of the property.

#### BEDROOM FOUR

Currently used as an office.

#### FAMILY BATHROOM

Tiled bathroom with separate bath and shower.

#### OUTSIDE

The property has a private driveway to the side that offers a huge amount of space for private parking.

#### GARDENS

The mature and landscaped gardens offer a truly tranquil setting with some wonderful views of the local countryside. The gardens are tiered and include a selection of specimen trees, a great place for a walk or for children to play. There is a large lawned area and several different spots to take a seat and enjoy the setting. There is also a lovely patio area perfect for al fresco entertaining.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)