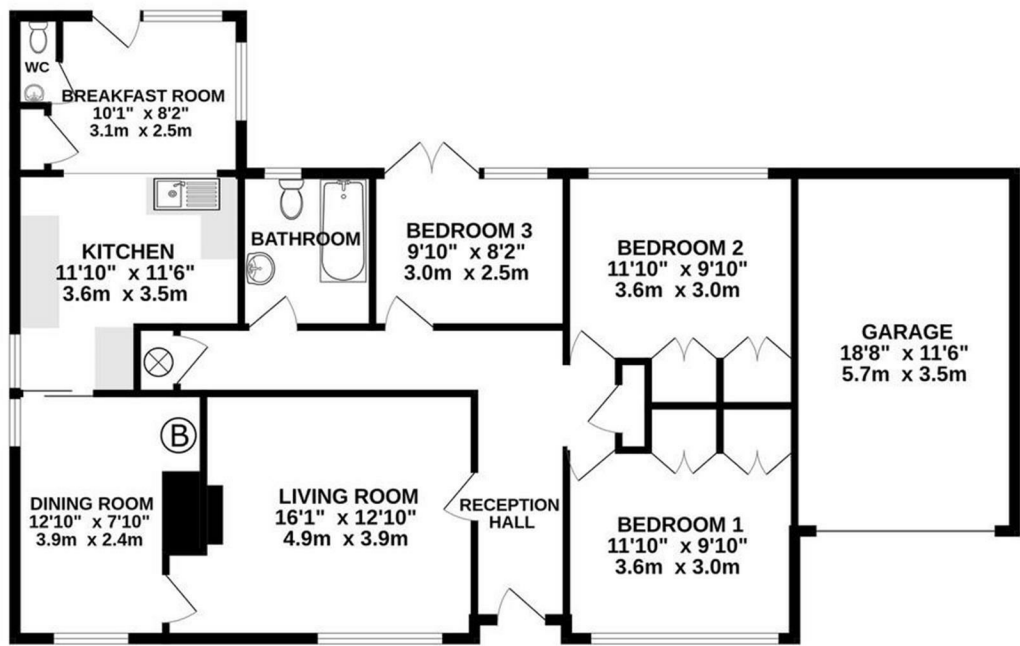


FOR SALE

Sandown, Cruckmeole, Hanwood, Shrewsbury, SY5 8JN



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

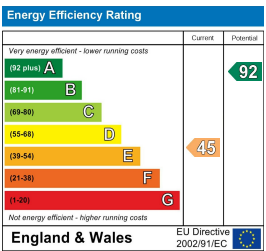
Offers in the region of £350,000

Sandown, Cruckmeole, Hanwood, Shrewsbury, SY5 8JN

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 deceptively spacious and highly desirable detached bungalow, offering scope to improve, set with garage and generous south westerly gardens in this lovely rural locality. NO ONWARD CHAIN



01743 236 444


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




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MILEAGES: Shrewsbury 5.7 miles, Telford 19 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A popular and desirable location
- Deceptively spacious and versatile rooms
- Scope to improve
- Driveway parking and garage
- Front and rear gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury, proceed west and at the main roundabout with the A5, continue straight across on the A488 (Bishops Castle road). Proceed through the village of Hanwood and after approximately a quarter of a mile, take the right turning for Cruckton. Follow this for a few hundred yards and the bungalow will be identified on the left hand side.

SITUATION

Sandown is delightfully situated, set back from the village road and benefits from easy access to the main A5 commute route, which links south east to Telford and the M54 motorway, or north to Oswestry. The nearby village of Hanwood has a shop, public house and primary school, while further facilities can be found either in Radbrook or Pontesbury. Shrewsbury town centre has a comprehensive range of both social and leisure facilities, together with a rail service.

DESCRIPTION

Sandown is a highly desirable and deceptively spacious detached bungalow, which offers a spacious and flexible living environment which may benefit from improvement to areas. The bungalow is set with driveway parking and a garage and the gardens are of a generous size, providing lawns, shrubbery beds and borders, patio areas to the front and rear.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

Access to loft space, built in cloaks cupboard, built in airing cupboard with insulated hot water cylinder.

LIVING ROOM

With stone and tile fireplace, picture window overlooking the front garden.

DINING ROOM

With dual aspect windows, Warmflow oil fired central heating boiler.

BREAKFAST KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers, with generous work surface area over and incorporating a stainless steel sink unit and drainer. Integral electric oven and grill with four ring Belling hob unit. Space for fridge freezer, built in storage cupboard, space and plumbing for washing machine, part tiled walls, part glazed access door to rear garden.

GUEST WC

With low level WC and wall mounted wash hand basin.

BEDROOM ONE

Providing twin built in double wardrobes with overhead storage cupboards.

BEDROOM TWO

With twin built in double wardrobes with overhead storage cupboards, picture window overlooking rear gardens and farmland with the Callow in the distance.

BEDROOM THREE

With twin glazed french doors leading out to the rear garden.

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls, shaving connection point.

OUTSIDE

The property is approached over a tarmac driveway, providing parking for circa two vehicles, whilst also giving vehicular access to the garage.

GARAGE

Front to back drive-through garage with entrance doors to the front and rear.

THE GARDENS

To the front, the gardens are particularly well established and offer neatly maintained lawns, together with a number of well stocked shrubbery beds and borders, containing numerous plants and shrubs. The majority of the gardens are positioned to the rear and these benefit from a south westerly facing aspect. Adjoining the rear of the bungalow, is a large concreted seating area with additional space for potted plants. This is joined by flowing lawns and a number of shrubbery beds and borders. Numerous raised beds, timber and felt storage shed, greenhouse.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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