



Roger
Parry
& Partners

4 St. Annes Way, Hanwood, Shrewsbury, SY5 8JH



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Offers In The Region Of £350,000

A modern detached property situated on the outskirts of the popular village of Hanwood, with accommodation briefly comprising entrance hall, downstairs cloakroom, sitting room, kitchen/dining room, utility room. Upstairs there are three good sized bedrooms, one with ensuite, together with family bathroom. The property has the added benefit of gas central heating, double glazing and large attached garage of which part has been partitioned off to form useful storeroom which is presently being used as a home office. The remainder of the garage is still big enough to accommodate a standard car. The property has a small, enclosed garden to the rear with further off-road parking alongside. Hanwood is conveniently located only a few minutes' drive from Shrewsbury and the bypass and motorway link. The village has a good selection of amenities including junior school, shop and pub.



Entrance canopy leads to glazed and panelled front door leading to:

Reception Hall

6'9 x 14'9 (2.06m x 4.50m)

With radiator, central light point, power point, door to useful understairs storage cupboard, staircase leading to first floor.

Reception hall gives access to accommodation comprising:

Downstairs W/C

3'8 x 5'2 (1.12m x 1.57m)

With modern suite comprising w/c, pedestal wash basin and tiled splash, radiator, ceramic tiled flooring, central light point and extractor fan.

From entrance hall, door to:

Living Room

18'11 x 10'2 (5.77m x 3.10m)

Wall mounted electric fire, radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the rear with double French doors alongside giving access to rear gardens.

From entrance hall, door to:

Kitchen/ Diner

11'8 x 14'10 (3.56m x 4.52m)

Fitted with range of shaker style units, comprising stainless steel 1 1/4 bowl single drainer sink unit set into marble effect work surface, extending to three wall sections with extensive range of cupboards and drawers and matching splash back and peninsula work surface, range of built in appliances comprising built in dishwasher, fridge/ freezer and stainless steel gas fired hob with glazed splashback and stainless steel extractor hood above, built in oven set into housing with storage cupboards above and below, range of further eye level cupboards, ceramic tiled flooring, radiator, range of recess spotlights, TV aerial socket, double glazed window to the front.

From Kitchen area, door to:

Utility Room

7'6 x 5'0 (2.29m x 1.52m)

With range of matching units with space and plumbing set for washing machine and tumble dryer, wall mounted gas fired boiler supplying domestic hot water and central heating, ceramic tiled flooring, radiator, recess spotlights, extractor fan, uPVC glazed and panel service door the side.

From entrance hall, stairs with handrail leads to:

Landing

7'9 x 8'4 (2.36m x 2.54m)

With radiator, double power point, access to roof space, built in linen cupboard with range of shelving, landing gives access to bedroom accommodation comprising:

Principal Bedroom

11'9 x 12'11 (3.58m x 3.94m)

With radiator, power and lighting points, range of built in wardrobes with mirror sliding doors providing hanging rail and shelving, uPVC double glazed window to the front, TV aerial socket, door to:

En Suite

6'10 x 8'7 (2.08m x 2.62m)

Fitted with fully tiled shower cubicle with glazed sliding doors, pedestal wash basin with tiled splash and shaver socket, w/c, chrome ladder style radiator, ceramic tiled flooring, range of recessed spotlights, extractor fan, uPVC double glazed opaque glass window to the front.

Bedroom Two

10'3 x 10'3 (3.12m x 3.12m)

With radiator, power and lighting points, uPVC double glazed window to the rear.

Bedroom Three

8'4 x 11'4 (2.54m x 3.45m)

With radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the rear.

Family Bathroom

7'10 x 6'5 (2.39m x 1.96m)

Fitted with white suite comprising one panelled bath with fitted shower attachment and glazed screen, full tiled to bath area, pedestal wash basin with tiled splash and shaver socket, low level flush w/c, chrome ladder style radiator, ceramic tiled flooring, recessed spotlights, extractor fan, uPVC double opaque glass window to the side.

From entrance hall, door to:

Store

10'8 x 5'11 (3.25m x 1.80m)

Presently used as an office, with tiled effect flooring, power and lighting points, double glazed window to the rear.

Garage

10'11 x 14'7 (3.33m x 4.45m)

With concrete floor, power and lighting points, up and over door. The garage is still big enough to accommodate a reasonably sized car.

Outside Front

Pedestrian access runs across the front of the property giving access to neighbouring properties with paved pathway leading up to the front door and small lawn sections set to either side with built in flower and shrub borders, outside light, paved pathway extends down the side of the property giving access to the rear.

Outside Rear

The vehicular access is approached from the rear of the property, leading onto the double brick paved driveway, giving good off-road parking and extending to garage with outside light, pedestrian gate leads to rear garden which can also be accessed from the sitting room.

Rear Gardens

From French doors out onto paved sun patio, extending across the width of the property with lawns extending, surrounded by flower and shrub borders and enclosed by a variety of brick walling and fencing, timber and felt small garden store set to one corner, wrought iron gate situated to the one side of the property leads round to the rear giving access to the utility.

Agents Note

There is a small service charge for the properties share of upkeep and communal areas within the development. 2021 figures were £150.32 per property, we are waiting for up-to-date figures from the client.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 21 Mbps & Superfast 80 Mbps. Mobile Service: Likely/Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

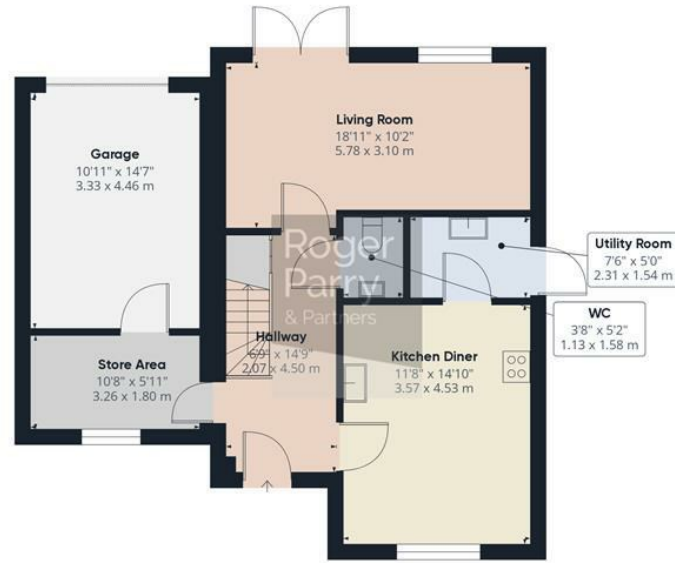
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

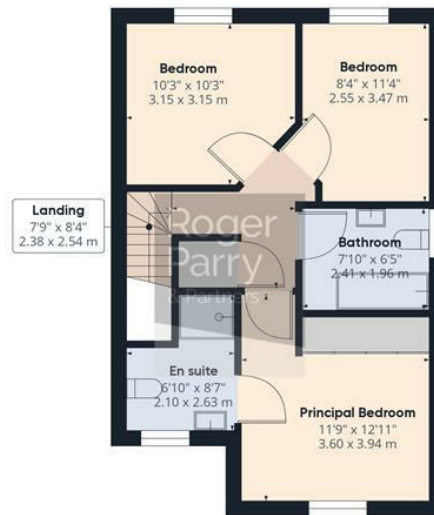
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
 1235.8 ft²
 114.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A488 Bishops Castle Road, on reaching the village of Hanwood, continue to the far end of the village, past the Junior school, taking the next turning right. If you take the left hand turning immediately afterwards it will take you the vehicular entrance to the property, if you continue down the pathway to the side of the garage it will lead you through to the front door.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.