



14 Weir Road, Hanwood, Shrewsbury, Shropshire, SY5 8JZ

Offers in the Region Of £195,000

This rare to find, much loved and neatly presented 3 bedroom terraced house is well located in the popular village of Hanwood. Accommodation provides: Porch, Hall, Living Room, Kitchen/Dining Room With A Range Of Integrated Appliances, 3 Good Sized Bedrooms, Bathroom, GCH, DG, Attractive Garden.
No Upward Chain.



14 Weir Road, Hanwood, Shrewsbury, Shropshire, SY5 8JZ Ref: 4747

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Porch

Useful storage cupboards. Glazed entrance door.

Entrance Hall

Radiator, understairs storage cupboard.
Archway to Living Room, staircase leads to First Floor Landing.

Living Room 15' 7" x 12' 0" (4.75m x 3.65m)

Adams style fireplace, fuel effect gas fire with back boiler supplying central heating system, double radiator, large double glazed window and door to the rear overlooking rear garden.

Kitchen/Dining Room 11' 4" x 9' 2" (3.45m x 2.79m)

A good size room with space for dining table, fitted with range of units to 2 wall areas with solid wood doors, laminated work tops, inset 1 1/2 bowl sink unit. Integrated electric oven, 4 ring gas hob with filter hood above, under counter fridge and freezer. Tiled surround to work areas, double glazed window to the front, radiator, useful shelved pantry cupboard.

First Floor Landing

Radiator, built in airing cupboard with hot water cylinder.

Bedroom 1 12' 1" x 8' 5" (3.68m x 2.56m)

Radiator, double glazed window to the rear, deep built in wardrobe.

Bedroom 2 9' 5" x 8' 2" (2.87m x 2.49m)

Radiator, double glazed window to the front, deep built in wardrobe.

Bedroom 3 8' 5" x 6' 6" (2.56m x 1.98m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin, WC, fully tiled walls, radiator, double glazed front window.

Outside - Front

Neat front garden enclosed by brick wall and picket fencing. Paved pathway to entrance door with gravel beds to either side, external cold water tap.

Rear Garden

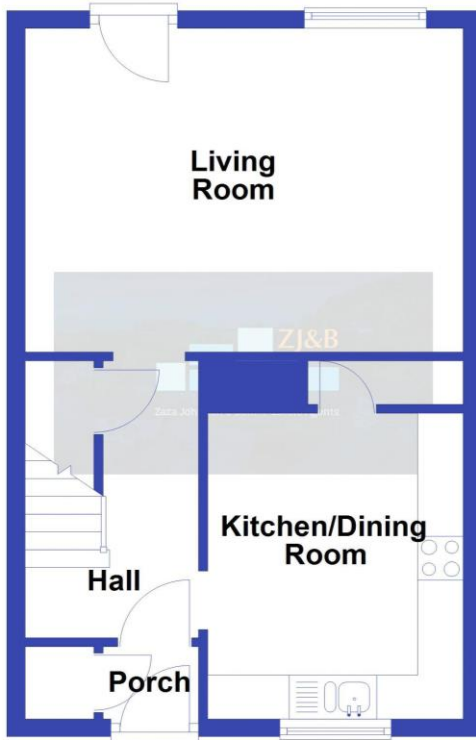
Approached onto a paved patio with low brick wall retaining raised gravel beds. External lighting point, decorative wrought iron gate with steps lead to artificial lawn and timber decking area. Gated access to the rear and the garden is enclosed by fencing.

Council Tax Band B

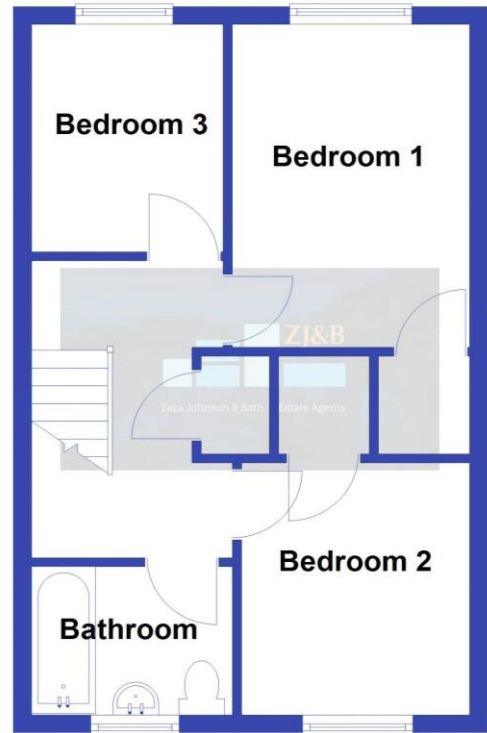
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

14 Weir Road, Hanwood

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
14 Weir Road Hanwood SHREWSBURY SY5 8JZ	Energy rating D	Valid until: 4 March 2034 Certificate number: 7500-8543-0922-2302-3743																																
Property type	Mid-terrace house																																	
Total floor area	80 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>82+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>59 D</td> <td>61 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	82+	A			81-91	B			69-80	C			55-68	D	59 D	61 B	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage