



## 16 Woodlands Avenue, Hanwood, Shrewsbury, Shropshire, SY5 8NG

**£415,000**

This fine 4 bedroom detached house was built in a period when room sizes were generous and plots were large. Enjoying an excellent private drive position, accommodation includes: Entrance Hall, Living/Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Ground Floor Family/Bedroom With Shower Room. Upstairs Are 4 Excellent Bedrooms, Modern Refitted Bathroom. Large Rear Garden And Additional Spacious Garden Bordered By The Reabrook. GCH, DG.



## 16 Woodlands Avenue, Hanwood, Shrewsbury, Shropshire, SY5 8NG Ref: 4705

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 composite entrance door and double glazed side window.

**Spacious Entrance Hall** 11' 1" x 6' 11" (3.38m x 2.11m)  
Double radiator, staircase leads to First Floor Landing.

**Generous L Shape Living/Dining Room** 22' 10" x 19' 9" max 11' 10" min (6.95m x 6.02m/3.60m)

Living Room has double glazed bow window with fine open front aspect overlooking garden, feature brick built ornamental fire place with quarry tile hearth and coal effect gas fire inset, double radiator, wall and ceiling lights. Dining Room has double radiator, double glazed window overlooking attractive rear garden, wall and ceiling lights, double glazed French Doors to Conservatory.

**Victorian Style Conservatory** 112' 0" x 10' 3" (34.11m x 3.12m)

Of brick and uPVC double glazed construction, tiled flooring, radiator, French doors lead to garden.

**Kitchen/Breakfast Room** 14' 10" x 12' 9" max 9' 10" min (4.52m x 3.88m/2.99m)

Again, a good size area with tiled flooring. The Kitchen is fitted with range of white fronted contemporary units with granite effect laminated work tops, inset white glazed sink, integrated slim-line dishwasher, ample space for further appliances and breakfast table. 2 double glazed windows overlook rear garden, radiator, useful under stairs shelved pantry cupboard.

**Utility Room** 8' 2" x 7' 7" (2.49m x 2.31m)

Fitted with units to match the Kitchen, sink unit, work surface, tiled flooring, wall mounted Worcester gas fired central heating boiler, double glazed window and door to the side.

**Family Room/Bedroom** 15' 2" x 11' 6" (4.62m x 3.50m)

A versatile room offering excellent space, 2 radiators, 3 double glazed windows with open aspect.

### Shower Room

Fully tiled and fitted with 2 piece suite providing shower cubicle with folding door and electric shower unit, wash basin, WC, double glazed side window.

### First Floor Landing

Double glazed side window, access to roof space.

**Bedroom 1** 11' 0" x 9' 10" (3.35m x 2.99m)

Radiator, 2 double fitted wardrobes, double glazed window overlooking attractive rear garden.

**Bedroom 2** 12' 8" x 9' 6" (3.86m x 2.89m)

Radiator, fitted double wardrobes, double glazed window to the front.

**Bedroom 3** 10' 0" x 7' 8" (3.05m x 2.34m)

Radiator, double glazed window to the rear overlooking rear garden.

**Bedroom 4** 13' 2" x 6' 6" (4.01m x 1.98m)

Radiator, double glazed window to the front with views over garden towards the Reabrook.

### Bathroom

Newly fitted with contemporary white 3 piece suite providing 'P' shape bath with wall mounted shower unit and drench head, wash basin with cupboard beneath, WC, fully tiled walls, double glazed side window, heated towel rail.

### Rear Garden

Approached onto a brick paved patio with external lighting and cold water tap. The garden beyond provides gravel beds and well stocked shrub beds and borders, raised bed to one side, aluminium green house and enclosed by close boarded timber fencing. Block paved pathway to the side leads to useful brick built integral store.

### Outside - Front

The property is approached off Woodland Avenue onto a private drive serving 3 houses. Brick paved herringbone pattern double width driveway providing ample parking with lawn along side. Pathway extends to the entrance door. An added bonus is the additional area of garden lying in front of the shared drive and provides lawns with pathway and terraced shrub beds. Selection of trees with the Reabrook border in beyond.

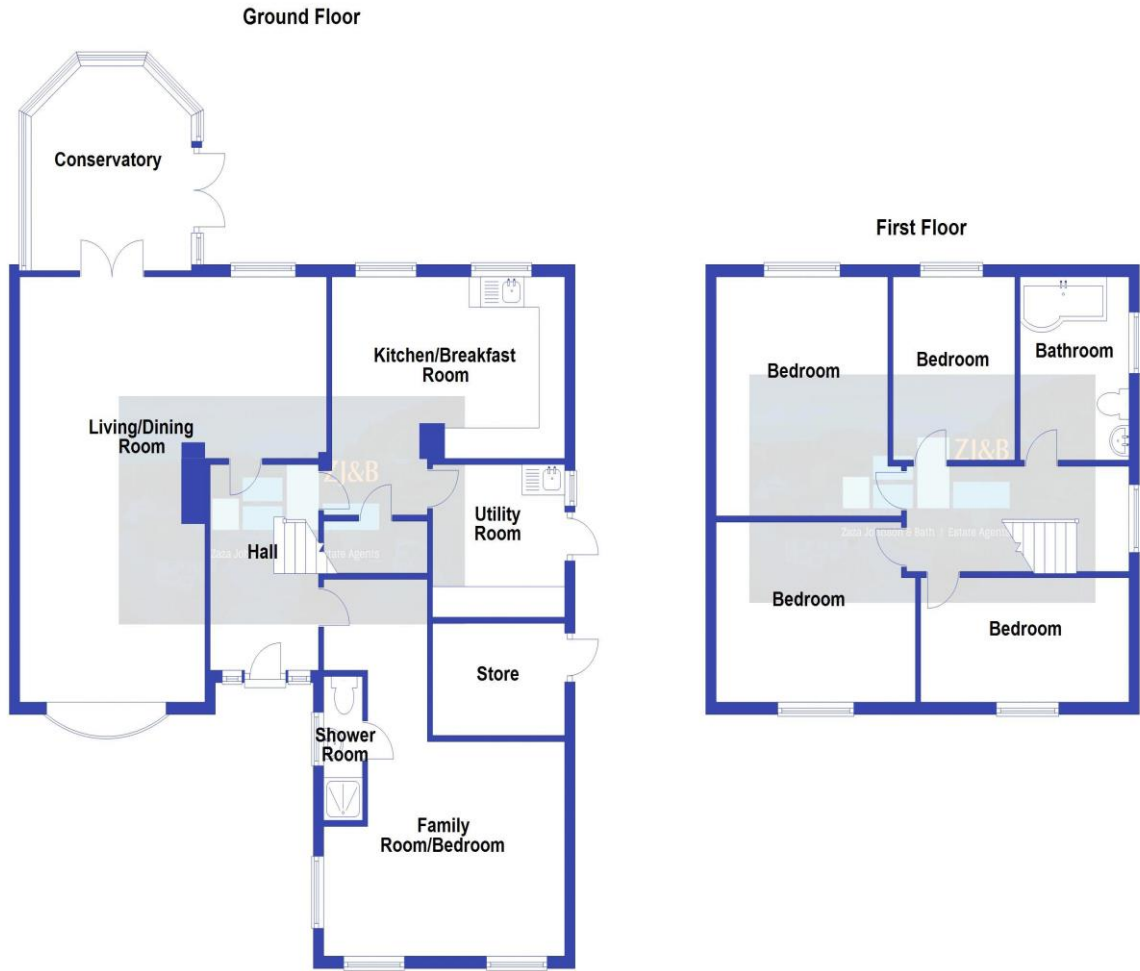
### Directions

On entering Hanwood from Shrewsbury, turn left opposite The Cock Inn into Woodlands Avenue, on the corner take the lane on the right between number 12 and 20a and the property is the second on the right hand side.

### Council Tax Band E

**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**



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.

16 Woodlands Avenue, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

16 Woodlands Avenue Shrewsbury SY3 9JQ	Energy rating <b>C</b>	Valid until: 19 January 2034 Certificate number: 3300-8619-0922-6305-3673
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Property type	Detached house
Total floor area	146 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 exceptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

#### Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/3300-8619-0922-6305-3673>

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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**