



4 Poplars Avenue, Hanwood, Shrewsbury, Shropshire, SY5 8RD

Offers in the Region Of £375,000

This well designed large 4 bedroom detached house is set in a popular village a few miles to the south west of Shrewsbury. The accommodation has been extensively upgraded and offers: Entrance Hall, Guest WC, Living Room, Impressive Kitchen/Dining/Sitting Room, Spacious Utility Room, 4 Spacious Bedrooms, Recently Quality Refitted Bathroom, GCH, DG, Garage. Attractive Landscaped Garden. Viewing Essential For Full Appreciation.



4 Poplars Avenue, Hanwood, Shrewsbury, Shropshire, SY5 8RD Ref: 4776

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 Hall

Tiled flooring, deep under stairs storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with 2 piece suite providing wash basin set to vanity surface, WC, radiator.

Living Room 15' 8" x 11' 2" (4.77m x 3.40m)

Double doors, wood effect laminate flooring, radiator, deep double glazed bay window enjoying open front aspect, contemporary wall mounted fire.

Family Kitchen/Dining/Sitting Room 18' 0" x 12' 0" (5.48m x 3.65m)

Solid oak flooring. Kitchen fitted with white gloss units with wood effect laminated work tops, inset 1 1/2 bowl sink unit, glass fronted display cabinet. Integrated under counter fridge, Rangemaster 5 ring range with matching filter hood and feature tiled splash back, 2 double radiators, 2 large double glazed windows overlook rear garden.

Utility Room 9' 8" x 8' 5" (2.94m x 2.56m)

Oak flooring, range of units with wood effect laminated work tops, double radiator, double glazed side and rear windows, double glazed door to rear garden. Door to Garage.

Garage

Up and over door, concrete floor, power and lighting, wall mounted Worcester gas central heating boiler.

First Floor Landing

Built in airing cupboard with hot water cylinder and shelving, access to roof space.

Bedroom 1 12' 9" x 10' 11" (3.88m x 3.32m)

A large double room with radiator and double glazed window overlooking rear garden.

Bedroom 2 14' 9" x 8' 10" (4.49m x 2.69m)

Radiator, double glazed window to the front.

Bedroom 3 12' 7" x 8' 9" (3.83m x 2.66m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 8' 10" x 8' 9" (2.69m x 2.66m)

Radiator, double glazed window to the front.

Bathroom

Fully refitted with quality 3 piece suite providing bath with mixer tap, shower unit and drench shower head, wash basin with cupboard beneath, WC, designer heated towel rail, double glazed front window.

Outside - Front

The front garden is laid mainly to lawn, double length driveway provides ample parking.

Rear Garden

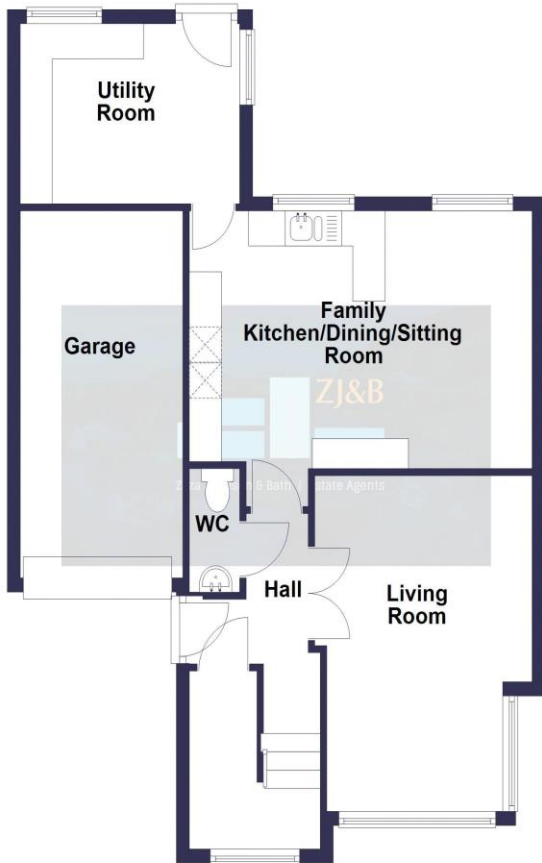
Landscaped rear garden approached onto a patio with central area laid to lawn. Split level sun deck to one corner and raised decking to rear boundary, large timber garden room, selection of shrubs set to borders, enclosed by timber fencing and hedging.

Council Tax Band D

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.

FLOOR PLANS FOR GUIDANCE ONLY

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 4, Popton Avenue Barnwood GLOSUCESTERShire GL15 9RD | Energy rating E | Valid until: 26 June 2024 Certificate number: 2138-0019-7256-2244-9950 |
|--|---------------------------|---|

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 134 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/energy-performance-certificate-guidance-for-landlords](#)

Energy rating and score

The property's energy rating is E. It has the potential to be C.

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

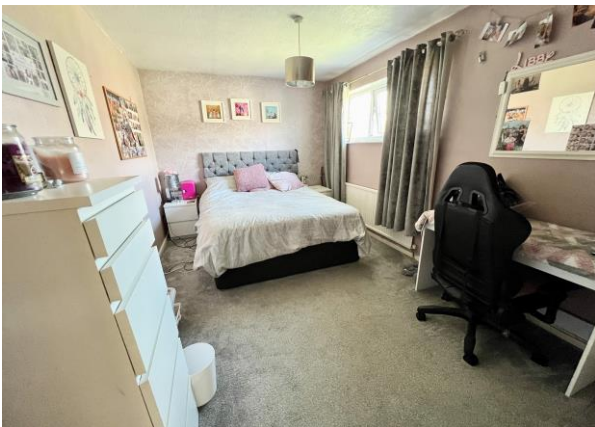


The graph shows this property's current and potential energy rating.

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



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