



## 7 St Annes Way, Hanwood, Shrewsbury, Shropshire, SY5 8JH

### Offers in the Region Of £300,000

A beautifully presented 3 bedroom semi-detached home sitting in an enviable corner position in the popular village of Hanwood, with fabulous views over open countryside.

The contemporary accommodation provides Entrance Hall, WC, Living Room, Kitchen/Dining Room with integrated appliances, Utility Room, 3 Good Size Bedrooms, En Suite Shower Room and Family Bathroom, DG, GCH, Driveway and Gardens.

Good local amenities and schools close by. Viewing Highly Recommended.



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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.

**Entrance Hall** 14' 11" x 6' 2" (4.54m x 1.88m)  
Radiator, carpeted staircase leading to First Floor Landing, wood effect vinyl flooring.

**Cloakroom/WC** 5' 2" x 3' 8" (1.57m x 1.12m)  
Wood effect vinyl flooring, fitted with wash basin and WC, double radiator, extractor fan.

**Kitchen/Dining Room** 14' 5" x 9' 4" (4.39m x 2.84m)  
Tiled flooring, radiator, double glazed window to the front. Fitted with white Shaker style units with wood effect laminate work tops, inset 1 1/2 bowl sink unit, integrated 4 ring induction hob with black glazed splash back and filter hood above, electric oven beneath, fridge, freezer and dishwasher. Door to

**Utility Room** 5' 2" x 5' 3" (1.57m x 1.60m)  
Tiled flooring, base unit with wood effect laminate work top and inset sink unit, space and plumbing for washing machine, wall mounted Worcester combination boiler, uPVC double glazed door to the garden.

**Living Room** 9' 8" x 15' 11" (2.94m x 4.85m)  
Carpet, double glazed French doors with side windows overlooking rear garden, double radiator, recently fitted media station wall with storage.

**First Floor Landing** 9' 10" x 8' 3" (2.99m x 2.51m)  
Access to loft space, useful storage cupboard.

**Bedroom 1** 9' 6" x 9' 4" (2.89m x 2.84m)  
Carpet, double glazed window to the front, radiator, built in double wardrobe with mirror fronted sliding doors.

**En-Suite Shower Room** 6' 1" x 8' 8" (1.85m x 2.64m)

Tile effect vinyl flooring, double glazed window to the front, towel radiator. Fitted with tiled shower cubicle with mixer shower, wash basin and WC, extractor fan.

**Bedroom 2** 10' 0" x 9' 0" (3.05m x 2.74m)  
Carpet, radiator, double glazed window to the rear.

**Bedroom 3** 11' 0" x 6' 5" (3.35m x 1.95m)  
Carpet, double glazed window to the rear, radiator.

**Bathroom** 5' 8" x 6' 5" (1.73m x 1.95m)  
Fitted with white 3 piece suite including bath with mixer shower over and tiled walls around, wash basin, WC, wood effect vinyl flooring, double glazed window to the side, extractor fan, towel radiator.

### Rear Garden

Mainly laid to lawn with paved patio and pathway leading to the side with gated access to the front. To the rear boundary is raised decking and raised beds. Enclosed by timber fencing with views over beautiful open countryside.

### External - Front

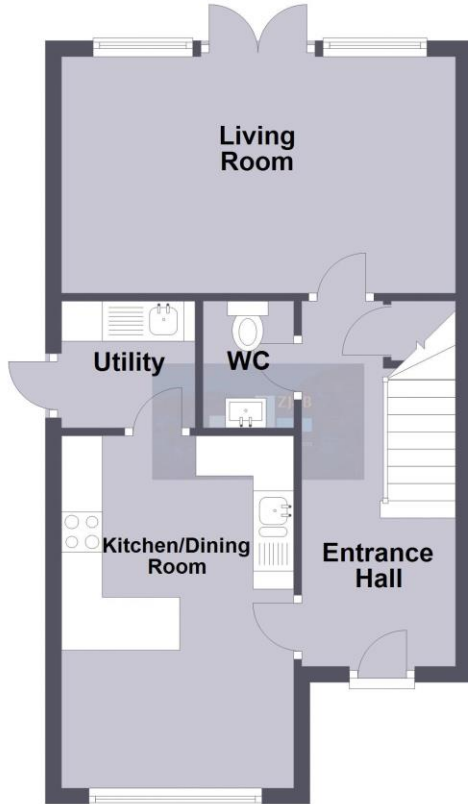
Area of lawn with shrub bed, block paved driveway providing parking for several vehicles.

### Council Tax Band C

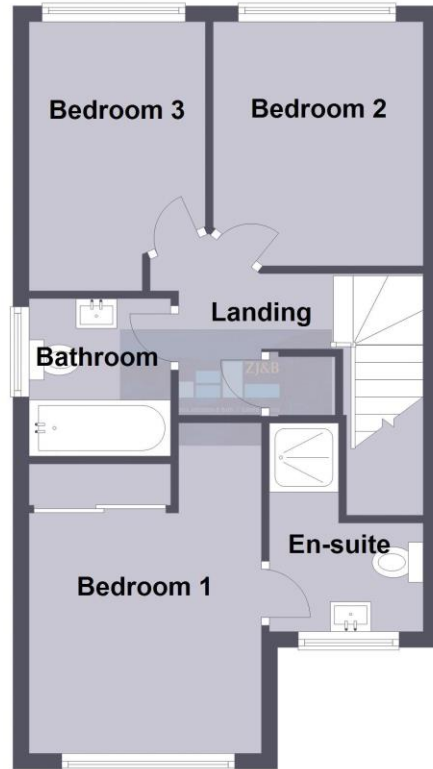
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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  
Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

30/08/2024, 12:38 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

7, St. Anne's Way Harwood Salford S15 6JH	Energy rating <b>B</b>	Valid until: 22 April 2029 Certificate number: 0364-3847-7845-9021-0833
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Property type: Semi-detached house  
Total floor area: 85 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 \(https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rental-properties\)](#)

#### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificates.service.gov.uk/energy-certificate/0364-3847-7845-9021-0833>





### **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**