



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



6 St. Thomas Close, Hanwood, Shrewsbury, Shropshire, SY5 8JJ

£280,000

A beautifully presented 3-bedroom mid-terrace property, located in the popular village of Hanwood, with good local amenities and schools, and within easy access of the town centre and link roads. 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. Viewing Highly Recommended.



6 St. Thomas Close, Hanwood, Shrewsbury, Shropshire, SY5 8JJ

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, attractive wood effect flooring.

Cloakroom/WC

Wood effect 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.

Utility Room 5' 2" x 5' 3" (1.57m x 1.60m)

Tiled flooring, base unit to match the Kitchen, laminate worktop, 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 the rear garden, double radiator.

First Floor Landing

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.

En Suite Shower Room

Tile effect vinyl flooring, double-glazed window to the front, towel radiator. Fitted with tiled shower cubicle, 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.

Family Bathroom

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

Paved patio, good-sized area of lawn, raised shrub and flower beds, enclosed by timber fencing with gated access back to the front of the property and gated access to the parking area at the rear.

Outside - Front

Approached from a pathway, paved and gravel frontage with shrubs.

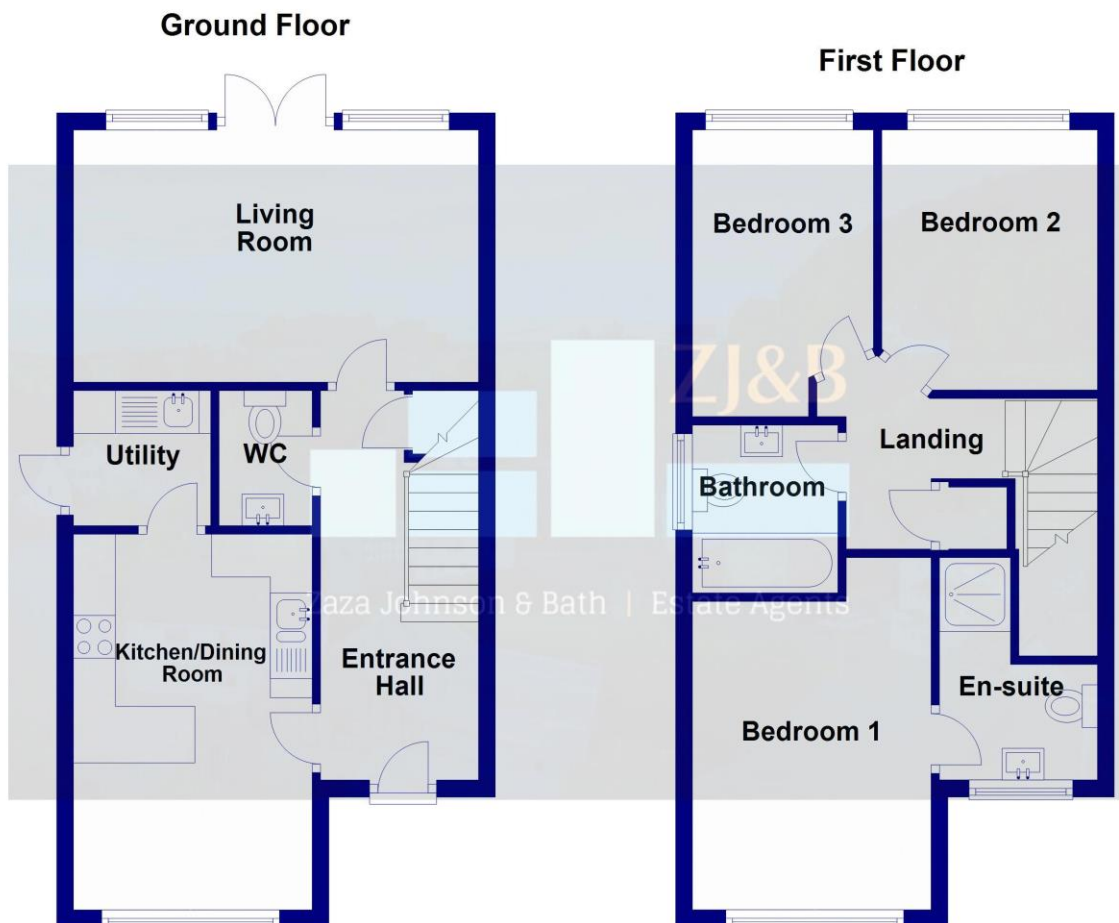
Parking

There are 2 allocated parking spaces to the rear of the property.

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**



7 St Annes Way, Hanwood, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

29/09/2025, 14:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

6, St. Thomas Close Hanwood SHREWSBURY SY5 8LJ	Energy rating B	Valid until:	28 April 2029
		Certificate number:	8721-7134-6980-7401-7922

Property type End-terrace 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

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.](#)



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