



**Cartref, Weir Road, Hanwood, Shrewsbury, SY5 8LA**

5 bedroom detached house—£450,000 Freehold

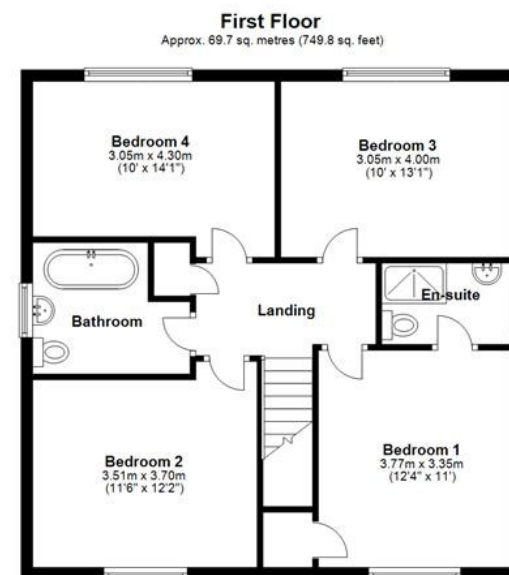
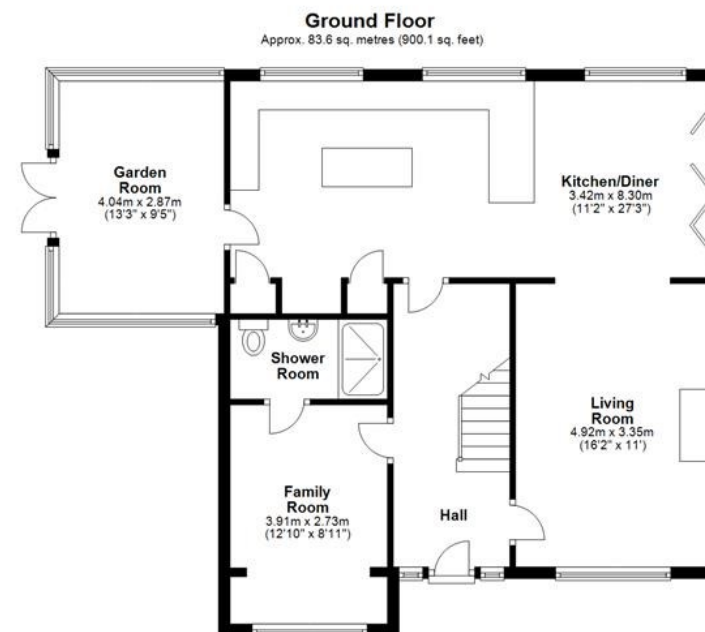
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sales@cgpooks.co.uk

Tucked away in a secluded setting adjoining the Rea Brook and a short walk from village amenities. This individually designed family home offers very well proportioned and versatile accommodation which has recently been extensively improved to a high standard throughout.

## KEY FEATURES

- Covered entrance area to hall with wood effect flooring.
- Living room connecting to both the hall and dining area, along with having a window to front and feature fireplace.
- Large open plan kitchen/dining room with tiled flooring, windows to rear and bi folding doors to side which open to sun terrace and garden.
- Recently fitted range of impressive units to kitchen area with breakfast bar and island, oak work surfaces and integrated appliances.
- Garden room with flooring to match kitchen and glazed double doors to garden.
- Ground floor family room or 5th bedroom with windows to front and side and a recently fitted en suite shower room. This room will also make a great home office.
- Staircase case from hall to landing where there are 4 good sized double bedrooms and a family bathroom. The main bedroom also has built in wardrobe and an en suite shower room.
- uPVC double glazed windows and oil-fired central heating.
- Approached via a long secluded driveway shared with one other property, from which there is a private driveway at the front of the property that provides parking for about 4 cars.
- Extensive private lawned gardens which are bordered by established trees and the Rea Brook. There are also 2 garden stores and a timber summer house with an adjoining covered seating area.
- Great location just a few minute's walk from the village shop/ post office, pub, excellent park and primary school. Shrewsbury by-pass is also only a 5 minute drive away and the town centre about 15 minutes.



Total area: approx. 153.3 sq. metres (1649.9 sq. feet)









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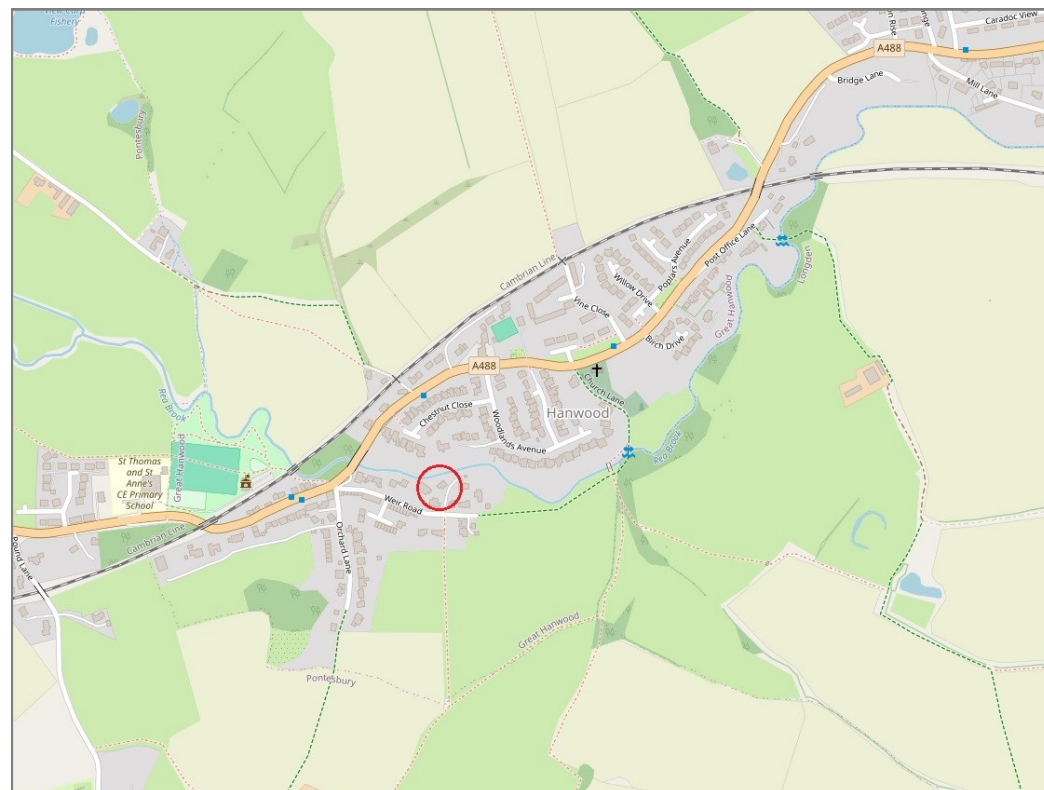
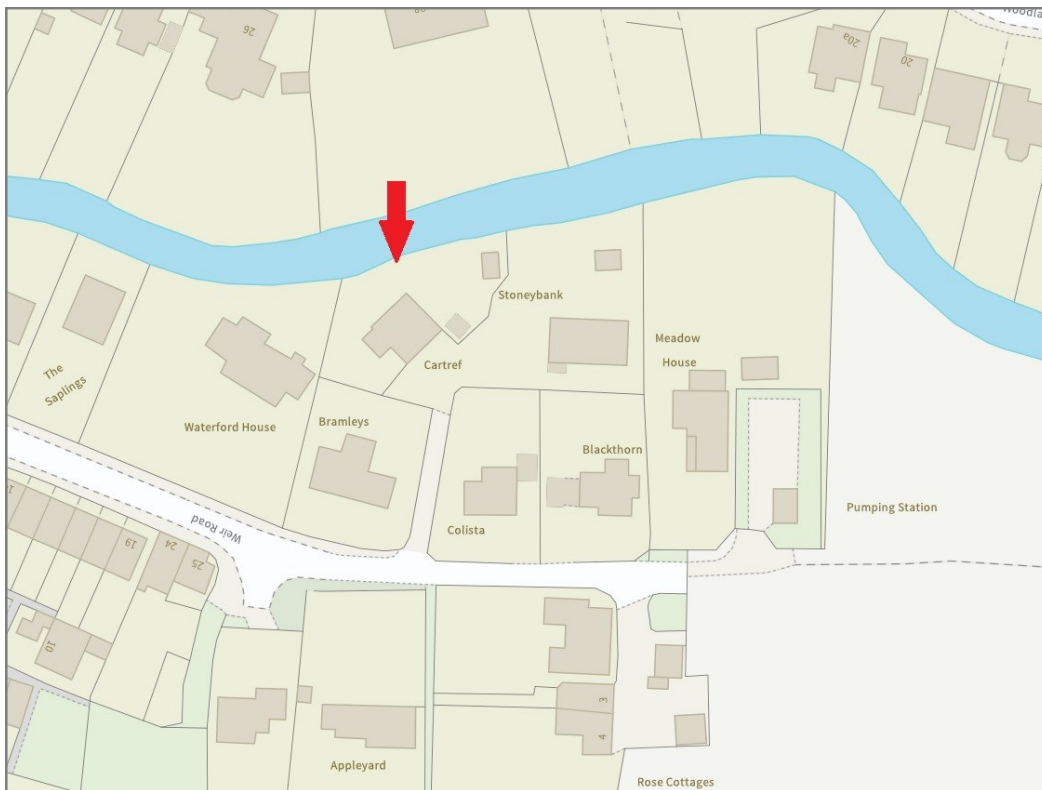
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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>   |
| Local Authority | <b>Shropshire Council</b>   |
| Council Tax     | <b>Band E</b>   |
| EPC Band        | <b>Band C</b>   |
| Services        | <b>Mains water, electricity and drainage are connected<br/>With oil fired central heating</b> |

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

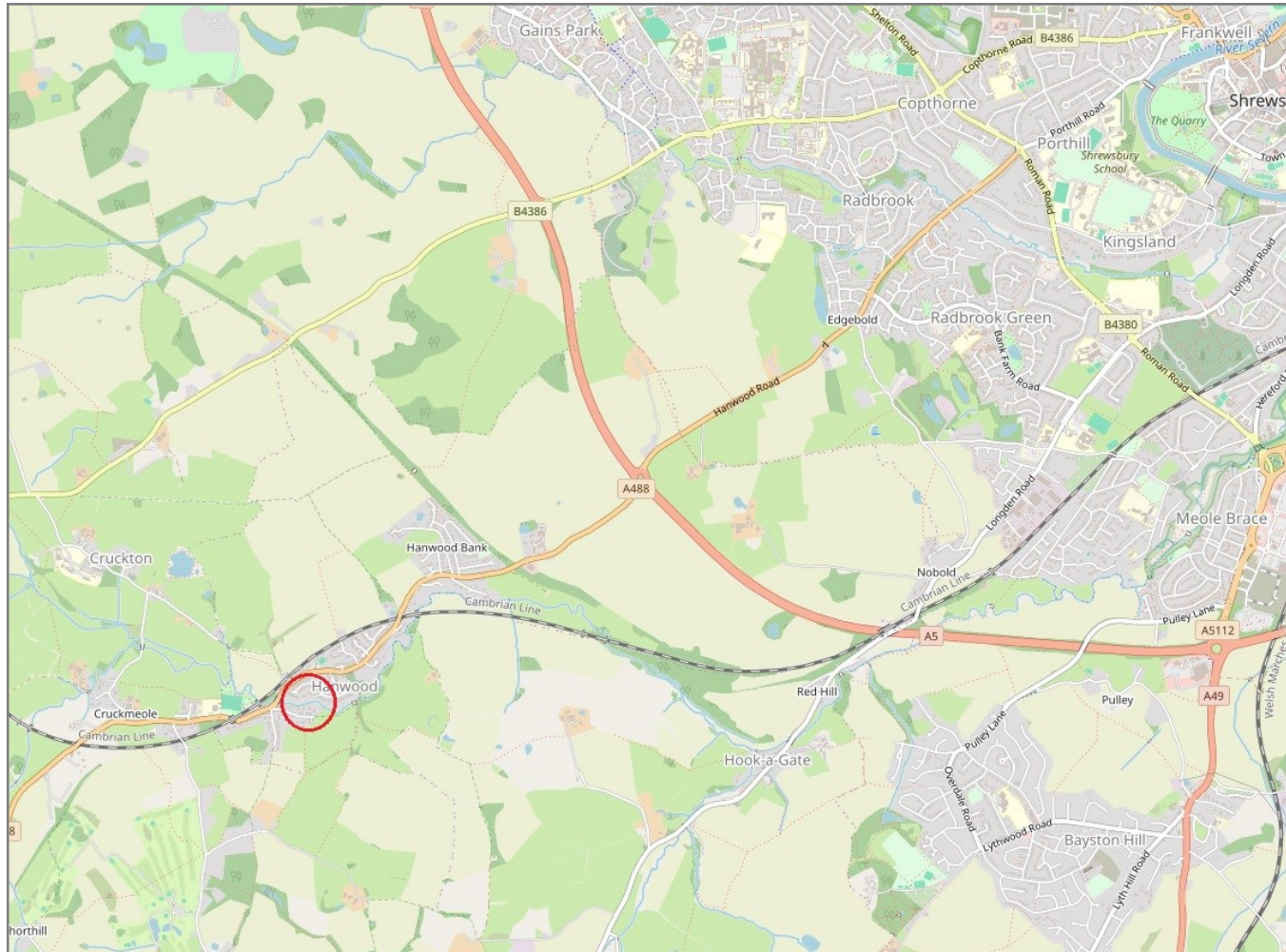


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