



7 Birch Drive, Hanwood, Shrewsbury, SY5 8RG

4 bedroom detached house — £425,000 Freehold

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Coopergreenpooks.co.uk

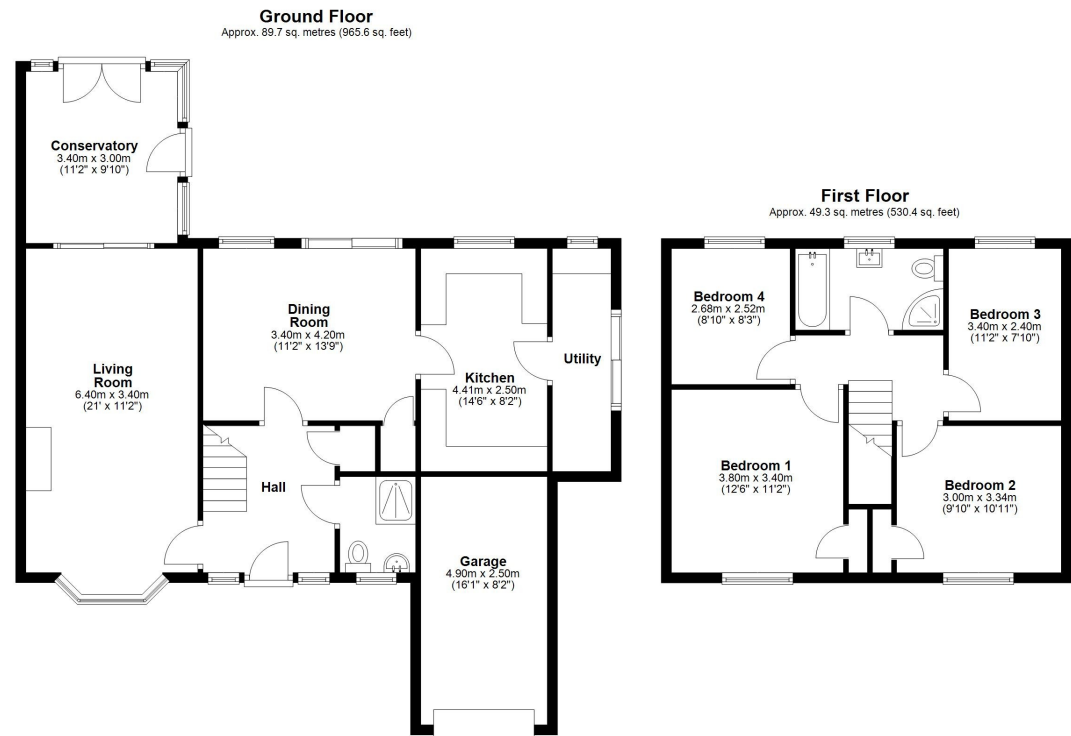
£425,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position with beautiful views over the Rea Brook and woodland, this well-proportioned detached house offers versatile and practical accommodation, situated at the end of a quiet cul-de-sac, with a large private garden, driveway parking, and single garage.

KEY FEATURES

- Good sized entrance hall with useful storage, re-fitted modern shower room, and staircase to landing
- Large living room with feature fireplace, bay window to front, and access to the conservatory which opens onto the rear garden
- Separate dining room, also having built-in storage and glazed doors onto the garden
- Fitted kitchen with a range of units, space for appliances, and door to the very practical utility/boot room
- On the first floor are four generous bedrooms, two of which have built-in wardrobes, and a lovely re-fitted family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating
- Impressive private rear garden adjoining the Rea Brook, comprising areas of lawn and raised paved terracing. There is also a timber summerhouse, gated access to side, and steps leading down to the brook
- To the front of the property is a block paved driveway providing plenty of parking, and an attached single garage
- A very quiet and convenient location at the end of a cul-de-sac, a short walk from the local primary school, park, village pub and shop, as well as being just a couple of minutes from the A5 and only ten minutes from the centre of Shrewsbury



Total area: approx. 139.0 sq. metres (1496.1 sq. feet)











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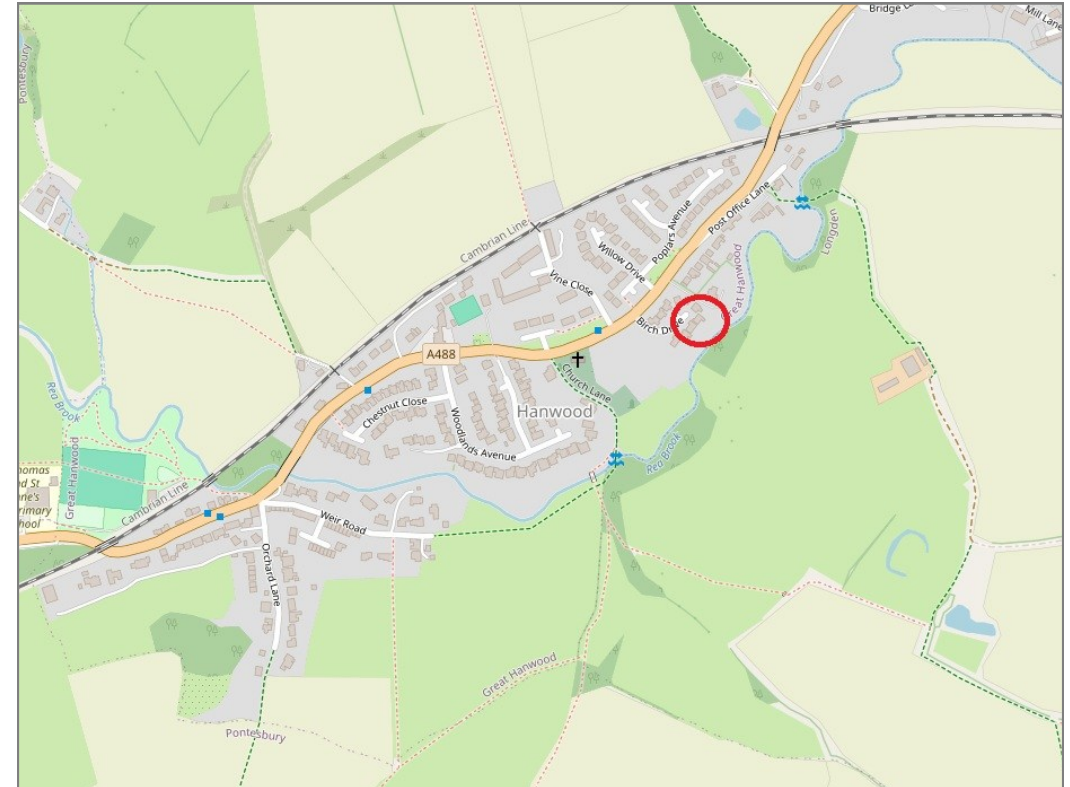
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	All mains services are connected

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

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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