



SPENCER  
JAKEMAN  
FOR SALE  
01743 297 000

**4 Weir Road £210,000**

Hanwood, Shrewsbury, SY5 8JZ

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## 4 Weir Road Hanwood, Shrewsbury, SY5 8JZ

- Extremely well presented, deceptively spacious character property
- Generous rear garden with delightful patio area ideal for outdoor dining
- High quality kitchen with a range of built-in appliances and free-flowing dining area
- Beautifully presented living room with feature log burner and sash window
- Two bedrooms with one having storage
- Contemporary family bathroom with feature tiling
- Useful ground floor W.C
- gas central heating with underfloor heating system

Located in this popular locality, this beautifully presented and much improved, two bedroomed character property provides extremely well thought out and fully modernised living accommodation comprising : entrance hallway, living room with an attractive fireplace log burner, open plan high quality kitchen/dining room with a range of built-in appliances , cloakroom/wc, two good sized bedrooms and a modern family bathroom. Particularly large and attractive rear garden with slabbed patio. The property also benefits from double glazing, underfloor heating and gas-fired central heating. Viewing highly recommended to







### Location

This property occupies a pleasant and convenient position in the popular village of Hanwood where there is a good range of local amenities including a Post Office/Village Shop, Public House, a frequent bus service, Primary School and there is also easy access to the Shrewsbury by-pass with M54 link to the West Midlands.

### Entrance Hallway

**Living Room** 11' 10" x 11' 10" (3.61m x 3.60m)

**Kitchen/Breakfast Room** 17' 2" x 8' 8" (5.23m x 2.64m)

### Cloakroom

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

**Bedroom One** 15' 5" x 10' 3" (4.70m x 3.12m)

**Bedroom Two** 9' 9" x 7' 1" (2.98m x 2.16m)

### Family Bathroom











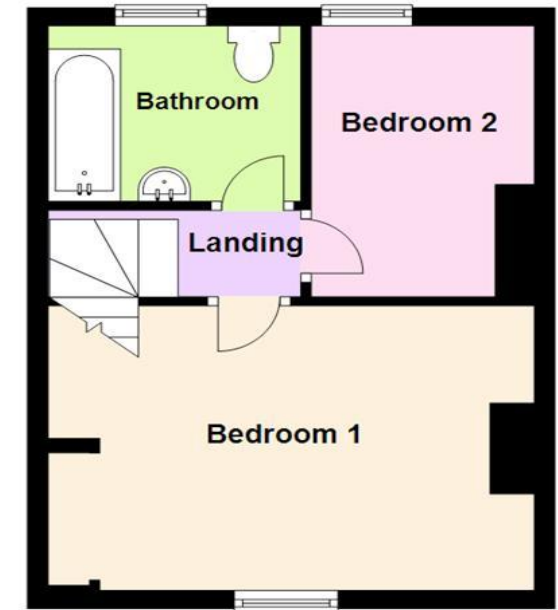
## Ground Floor

Approx. 451.2 sq. feet



## First Floor

Approx. 314.7 sq. feet



Total area: approx. 765.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

Energy performance certificate (EPC)		
2 Wood Road Shrewsbury SY1 1PP	Energy rating <b>D</b>	Valid until 11 April 2032
Property type Mid-terrace house	Certificate number: 9123-9015-2284-6992-3264	
Total floor area 70 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-requirements-for-letting).

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

**Energy rating and score**

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

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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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