

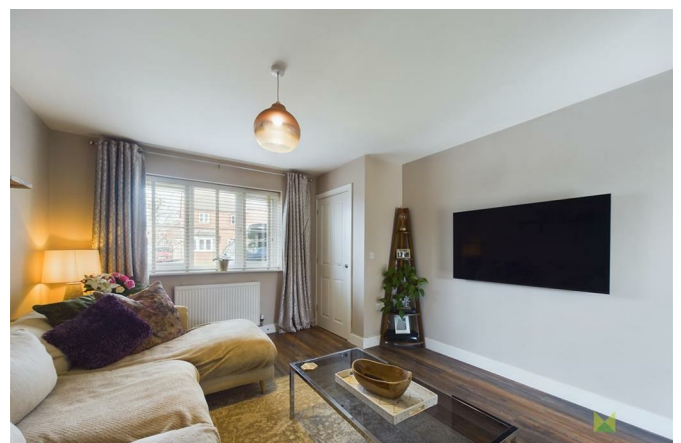
16 Atherton Rise Hanwood Shrewsbury SY5 8BS



3 Bedroom House - Detached
Offers Over £349,995

The features

- BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- LOUNGE, LIVING/DINING/KITCHEN, UTILITY AND CLOAKROOM
- 2 FURTHER GENEROUS DOUBLE BEDROOMS AND FAMILY BATHROOM
- LARGE GARDENS, PERFECT FOR THOSE WHO LOVE TO ENTERTAIN
- EPC RATING B



*** SET IN FABULOUS SIZED GARDEN - ENVIABLE VILLAGE LOCATION ***

An excellent opportunity to purchase this immaculately presented, recently built, 3 bedroom detached house with no onward chain - perfect for a growing family, those looking to downsize and those who love to entertain.

Set in a truly fabulous larger than average plot with gardens which have been beautifully established on the edge of this most sought after village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, attractive Living/Dining/Kitchen, Utility Room, Cloakroom, Principal Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with ample parking, garage and impressive sized established garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular village, ideal for commuters with ease of access to the A5/M54 motorway network. Hanwood has good local facilities including post office/general store, school, active village hall, restaurant/public house and is a short drive from the Town Centre and all of its amenities.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

LOUNGE

having window overlooking the front with pleasant aspect over open space and with views to the hills in the distant. Media point, radiator wooden flooring.

LIVING/DINING/KITCHEN

Living/Dining area having feature wood panelled wall, double opening French doors leading onto the garden, radiator. The Kitchen is attractively fitted with modern range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath, matching range of eye level wall units with concealed lighting beneath. Large under stairs Pantry Cupboard, window to the rear, recessed ceiling lights, tiled flooring throughout.

UTILITY ROOM

having continuation of units incorporating single drainer sink with space beneath for appliances, tiled floor, window and door to the side, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with Airing/Linen Cupboard, access to roof space.

PRINCIPAL BEDROOM

An excellent sized room having window to the front with lovely aspect with far reaching views across to the Shropshire Hills. Range of fitted mirror fronted wardrobes with sliding doors, hanging rails and shelving, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct

mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window.

BEDROOM 2

Another generous double sized room having window overlooking the rear garden, radiator.

BEDROOM 3

A further generous double room again with window overlooking the rear garden, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is set back from the road and approached over driveway which provides parking for numerous cars and leads to the Garage with up and over door, power and lighting, personal door to the garden. The Front Garden is laid to lawn. Side pedestrian access leads around to the Rear Garden which is of an excellent size for a modern house having large paved sun terrace ideal for outdoor dining and entertaining, raised flower beds provide a divide from the generous sized lawn which has beautifully established and well stocked flower, shrub and herbaceous beds which provide all year round colour. Enclosed with wooden fencing, purpose built garden storage shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in band D. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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Get in touch

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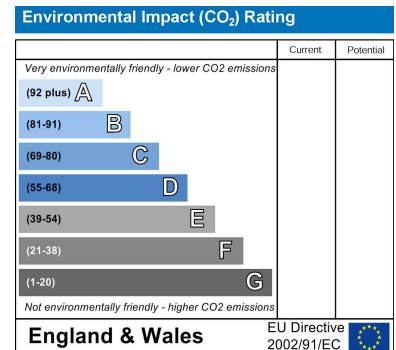
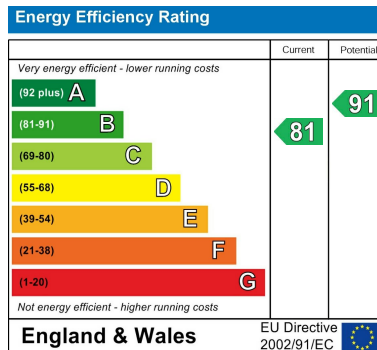
Shrewsbury office

10a-11 Shoplatch,
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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