

# Sandiacre Orchard Lane Hanwood Shrewsbury SY5 8LE



**3 Bedroom Bungalow - Detached**  
**By Auction £225,000**

## The features

- DETACHED BUNGALOW IN ENVIABLE VILLAGE LOCATION
- NO UPWARD CHAIN
- DRIVEWAY WITH PARKING AND GARAGE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION
- SOLAR PANELS
- 3 BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FORE, SIDE AND REAR
- SUBJECT TO RESERVE PRICE
- EPC B



\*\*\* THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION \*\*\*

\*\*\* DETACHED BUNGALOW IN ENVIABLE VILLAGE LOCATION \*\*\*

A spacious 3 bedroom detached bungalow offering scope for some modernisation and improvement set in this much sought after village.

Hanwood is a self sufficient village on the Southern edge of the Town with school, general store, public house, church and regular bus service, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms and Shower Room.

The property has the benefit of central heating, driveway with parking, garage and gardens to the front and rear.

Offered for sale with no upward chain.

## 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. 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 wooden and glazed door to L-shaped Reception Hall, radiator, access to roof space, Airing Cupboard.

### LOUNGE

Having window overlooking the front and side Fire surround, radiator.

### KITCHEN/DINING ROOM

Dining Area with windows to the side and rear, radiator. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with worksurfaces over and having space beneath for appliances. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and range of eye level wall units, door and window to the rear garden.

### BEDROOM 1

with window overlooking the rear garden, radiator.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Window to the rear.

### OUTSIDE

The property is approached over gravelled driveway with parking and leading to the Garage with twin opening doors. The Gardens lie to the front, side and rear of the property being laid mainly to lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees.

### GENERAL INFORMATION

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450.00. These services are optional.

### 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 A - 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 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.

### 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.

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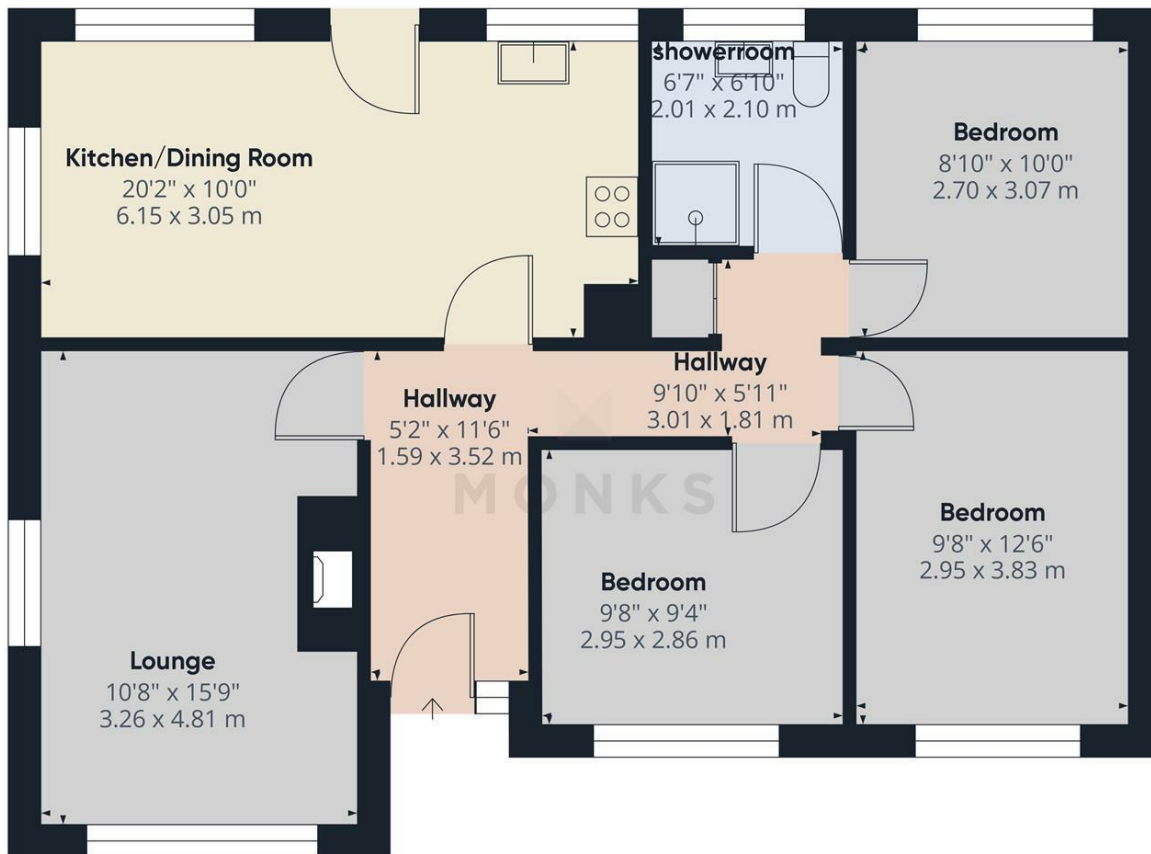
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3 Bedroom Bungalow - Detached  
By Auction £225,000





Approximate total area<sup>®</sup>  
829.25 ft<sup>2</sup>  
77.04 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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