



# MONKS

## 9 Beech Close Hanwood Shrewsbury SY5 8RA

4 bedroom House - Detached property  
Offers in the region of £450,000











\*\*\* 4 BED DETACHED - ENVIABLE CUL DE SAC LOCATION \*\*\*

An excellent 4 double bedroom detached home, offering some scope for improvement - perfect for a growing family and offered for sale with no upward chain.

Occupying an enviable quiet cul de sac position in the heart of this much sought after village on the Southern edge of Shrewsbury. Hanwood has good local amenities including primary school with bus service to secondary schools, village store, church, public house and regular bus service to the Town Centre. There are lovely countryside walks on the doorstep.

The accommodation briefly comprises Entrance Porch, Reception Hall, good sized Lounge, Dining Room, Conservatory, Kitchen, Utility, Cloakroom, 4 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, fully owned solar panels, driveway with parking, large Garage and enclosed Rear Garden.

Viewing recommended.

9 Beech Close  
Hanwood Shrewsbury  
SY5 8RA





## LOCATION

### ENTRANCE VESITUBLE

Having sealed unit double glazed doors to the front and rear, further door leading to

### RECEPTION HALL

being L-shaped with deep under stairs storage cupboard, radiator.

### LOUNGE

A generous size room with window to the rear, media point, radiator. Sliding patio doors to

### CONSERVATORY

being of brick and sealed unit double glazed construction with doors to the garden.

### DINING ROOM

with bow window to the front, radiator.

### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Tiled surrounds and matching eye level wall units. Window overlooking the front, door to the side, radiator.

### UTILITY ROOM

with single drainer sink set into base cupboard. Range of cupboards, drawers and shelving. Window to the side.

### CLOAKROOM

with WC, gas central heating boiler, radiator.

### FIRST FLOOR LANDING

From the Reception Hall, staircase with half turn and large window to the side leads to the spacious First Floor Landing with access to boarded roof space via pull down ladder.

### BEDROOM 1

A generous sized double room having window overlooking the rear, with pleasant aspect to open fields in the distant. Fitted wardrobes, radiator.

### BEDROOM 2

Another generous double room with window overlooking the front, fitted wardrobes, radiator.

### BEDROOM 3

with window overlooking the rear, radiator.

### BEDROOM 4

with window overlooking the front, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side. Airing Cupboard

### OUTSIDE

The property occupies an enviable cul de sac location, approached over block driveway with parking and leading to the large Garage/Workshop which has electric remote up and over door, power and lighting and personal door to the side.

To the front the garden is laid to lawn, side pedestrian access leads around to the Rear Garden which is laid to paved sun terrace, shaped lawn with flower and shrub beds and enclosed with wooden fencing.

### 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. The solar panels are fully owned by the vendor.

#### 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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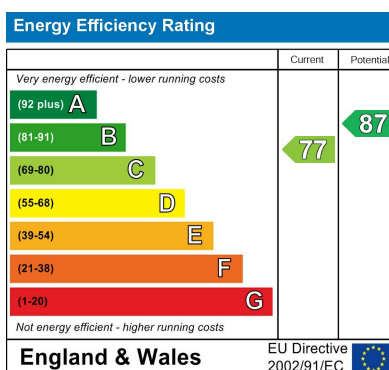
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**We're available 7 days a week**

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

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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