

6 St. Annes Way, Hanwood, Shrewsbury, Shropshire, SY5
8JH

www.hbshrop.co.uk



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A well designed, contemporary three bedroom detached house constructed in 2019 by reputable local builders Shingler Homes Ltd and has the benefit of remaining 10 year NHBC guarantee warranty. Set on the outskirts of the village of Hanwood which has a shop, public house and primary school, while further facilities can be found either in Radbrook or Pontesbury. Shrewsbury town centre has a comprehensive range of both social and leisure facilities, together with rail service. The property enjoys easy access to the main A5 commute route which links south east to Telford and M54 motorway or north to Oswestry. Viewing is recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge, downstairs cloakroom, kitchen/dining room, utility room, integral garage/office, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, double width driveway with parking for up to 4 vehicles, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch having composite entrance door gives access to:

Entrance hall

Having radiator, staircase leading off, understairs storage cupboard.

From entrance hall door gives access to:

Garage/office

20'0 x 10'2

With UPVC double glazed window to front, power and lighting point, insulated roof space, up and over door leading to rear driveway.

From entrance hall door gives access to:

Downstairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap, extractor fan, radiator.

Door from entrance hall gives access to:

Lounge

19'1 x 9'2

Having UPVC double glazed window overlooking rear garden, radiator, TV aerial point, UPVC double glazed French doors leading into rear garden.

Door from entrance hall gives access to:

Kitchen/dining room

14'10 x 11'7

Having eye level and base units with built-in cupboards and drawers, ceramic tiled floor, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated upright fridge freezer, integrated dishwasher, stainless steel Belling four ring gas with stainless steel extractor above, Belling double built-in electric oven and grill, radiator, UPVC double glazed window to front.

Door from kitchen/diner gives access to:

Utility room

8'3 x 5'1

Having stainless steel single drainer sink unit with mixer tap, range eye level and base units with built-in cupboards, fitted worktop, space for washing machine and tumble dryer, Worcester gas fired combination boiler, UPVC double glazed door leading to side of property, radiator.

From entrance hall stairs rise to:

First floor landing

Having radiator, loft access with power and lighting, linen store cupboard with slated shelving.

From first floor landing doors gives access to: Three bedrooms and family bathroom.

Bedroom one

11'8 x 13'0 max

Having UPVC double glazed window to front, radiator, double built-in wardrobe with sliding mirror fronted doors.

Door to:

Ensuite shower room

Having walk-in glazed shower cubicle, fully tiled to walls, pedestal wash hand basin with mixer tap, low flush WC, ceramic tiled floor, UPVC double glazed window to front, heated chrome towel rail.

Bedroom two

11'4 x 8'4 plus door recess

Having UPVC double glazed window to rear, overlooking open farmland, radiator.

Bedroom three

10'6 x 10'1

Having UPVC double glazed window enjoying open aspect over farmland, radiator.

Family bathroom

Having panel bath with shower above and glazed shower screen to side, pedestal wash hand basin with mixer tap, electric shaver point, low flush WC, ceramic tiled floor, UPVC double glazed window, heated chrome style towel rail.

Outside

The property is approached via a shared pedestrian pathway which gives access to storm porch and is intersected both sides by front garden which is laid to lawn with flower and shrub borders. Wrought iron gate to side of property with pathway leading to a brick paved double width driveway with ample parking for four vehicles.

Rear enclosed gardens

Having paved patio, lawn area, selection of outside lighting.

AGENTS NOTE

The vendor has informed us that there is a fee of £150.00 for the up keep and the maintenance of the development.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

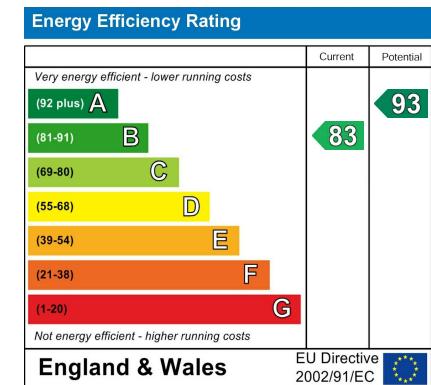
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

