



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Linden Lea, Hanwood, Shrewsbury, SY5 8LP

£279,500 Region

To view this property please call us on **01743 236 800** Ref: C7533/WM/KQ

A spacious well presented three bedroom detached family home.

This attractive and spacious three bedroom detached family home provides well proportioned accommodation briefly comprising; entrance porch, living room, kitchen, dining room, garden room, three bedrooms and bathroom. Ample parking. Good sized gardens. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in the popular village of Hanwood and is within walking distance of local amenities including local shops, public house, primary school and on a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE PORCH

2'4" x 4'2" (0.71m x 1.26m)

LOUNGE

15'9" x 11'3" (4.80m x 3.43m)

Gas fire with back boiler

Newly fitted carpet

Sliding doors to:

GARDEN ROOM

6'9" x 15'4" (2.06m x 4.67m)

Windows overlooking rear garden

Door to:

KITCHEN

6'9" x 8'3" (2.06m x 2.51m)

Fitted with a range of matching wall and base units

Opening to:

DINING ROOM

15'9" x 8'3" (4.80m x 2.51m)

Built in understairs store cupboard

STAIRCASE rises from the entrance hall to FIRST FLOOR LANDING with windows overlooking rear garden, store cupboard.

BEDROOM 1

10'5" x 12'7" (3.17m x 3.83m)

Airing cupboard housing hot water cylinder

BEDROOM 2

8'3" x 10'0" (2.51m x 3.05m)

BEDROOM 3

8'1" x 8'6" (2.46m x 2.59m)

BATHROOM

7'5" x 5'8" (2.27m x 1.73m)

Neatly appointed with panelled bath with shower over

Wash hand basin, wc

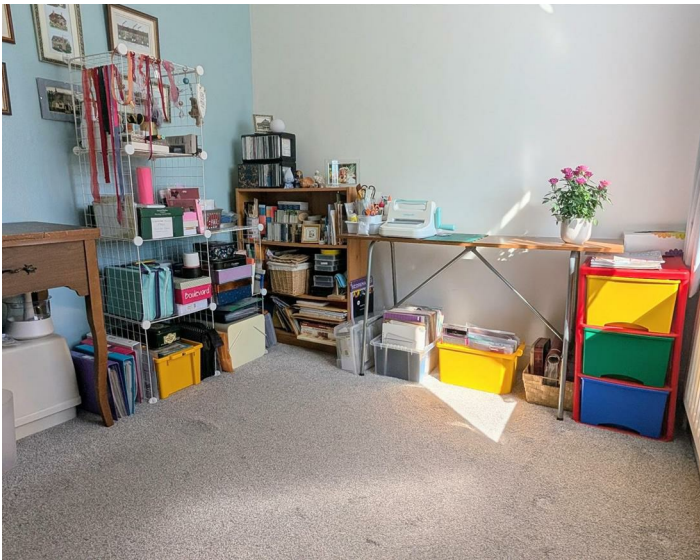
OUTSIDE THE PROPERTY

The property is approached over a generous driveway providing ample parking, flanked by floral and shrubbery borders with mature trees. Gated access to either side of the property leading to the rear garden.

There is an attractive REAR GARDEN laid to lawn with paved patio, with floral and shrubbery borders, mature trees. The whole enclosed by closely boarded wooden fencing and mature hedging.



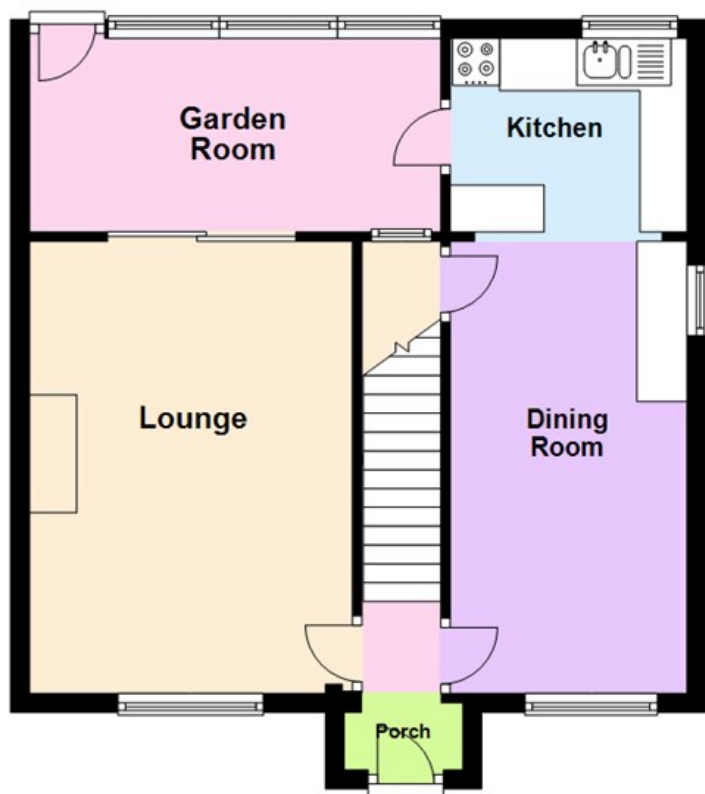






FLOOR PLANS ...

Ground Floor



First Floor

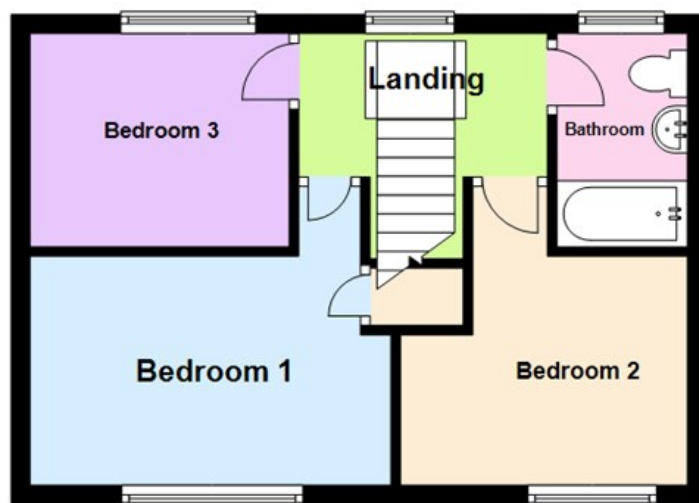
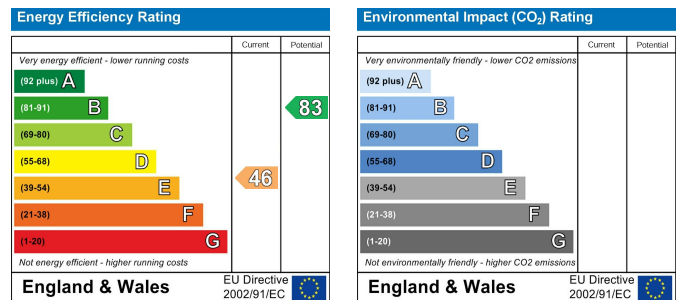


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Pontesbury/Bishop's Castle Road) and proceed into the village of Hanwood. Proceed over the railway bridge, where the property will be found after a short distance on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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