



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**14 Beech Close, Hanwood, Shrewsbury, SY5 8RA**

**Offers in the Region  
of £365,000**

To view this property please call us on **01743 236 800** Ref: C7750/WM/KQ

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# A spacious, well presented, three bedroom detached, extended bungalow.

This well presented three bedroom detached bungalow has been extended to provide spacious accommodation briefly comprising; entrance hall, living room, dining room, kitchen, breakfast room, utility, garden room, separate wc, three bedrooms and bathroom. Garage and parking. Well stocked enclosed garden.

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





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

14'8" x 16'8" (4.47m x 5.09m)

Feature fireplace with surround and mantel

Window to the front and side

### DINING ROOM

10'2" x 9'8" (3.09m x 2.95m)

### KITCHEN

11'9" x 12'8" (3.59m x 3.86m)

Range of matching wall and base units with double oven and inset hob

Opening to:

### BREAKFAST ROOM

7'9" x 8'6" (2.37m x 2.60m)

French doors to rear garden

### GARDEN ROOM

Doors to rear garden

### SEPARATE WC

### UTILITY

9'0" x 9'8" (2.74m x 2.95m)

Door to side of property

### BEDROOM 1

14'8" x 11'5" (4.47m x 3.47m)

Built in store cupboards

### BEDROOM 2

10'2" x 11'5" (3.09m x 3.47m)

### BEDROOM 3

10'2" x 7'7" (3.09m x 2.31m)

### BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

Store cupboard

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over two driveways, one leading to the garage and providing ample parking, the other providing parking for one car with access to the utility. Front garden laid to lawn with floral borders.

Enclosed REAR GARDEN laid to lawn with paved patio area providing an ideal seating area, variety of floral and shrubbery borders. Greenhouse. Garden store shed.













## FLOOR PLANS ...

### Ground Floor



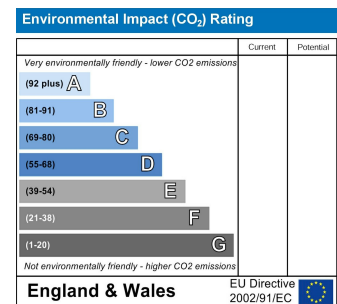
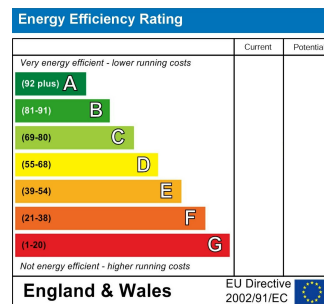
Total area: approx. 1317.9 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Proceed into Hanwood, turn left into Woodlands Avenue. Follow the road round and turn left onto Beech Close, where the property will be found on the right 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: E

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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