



44 Woodlands Avenue, Hanwood, Shrewsbury, SY5 8NG

Shrewsbury & Country House Sales

**MILLER  
EVANS**



44 Woodlands Avenue, Hanwood,  
Shrewsbury, SY5 8NG

£480,000

Freehold

- Beautifully presented, south facing, three/four bedroom detached property
- Split-level accommodation arranged over three floors
- Generous lounge and kitchen/dining room enjoying pleasant views over the garden
- Bedroom 3 /study offering flexibility for guests or home working.
- Two first floor bedrooms, one with dressing room
- Stunning landscaped garden with tiered decking and sweeping lawns
- A picturesque brook runs along the bottom of the garden with open fields beyond
- Garage, carport and parking
- Cul-de-sac position in this popular village location



A beautifully presented three/four bedroom detached home, situated in a cul-de-sac position in this convenient village location. This attractive property offers spacious split-level accommodation arranged over three floors, finished to an immaculate standard and tastefully decorated throughout. The property provides well planned accommodation briefly comprising; spacious and attractive entrance hall, cloakroom, bedroom 3/study providing additional accommodation or home working space. The lower ground floor features a generous lounge with delightful views over the garden alongside a stylish open-plan fitted kitchen/dining room, also enjoying views of the garden. To the first floor level is an impressive master bedroom which benefits from a en-suite dressing room, a further double second bedroom and a well appointed family bathroom.

The property is well placed in the village of Hanwood, close to local facilities including a well regarded primary school, village hall, shop and post office and a traditional country pub, despite its tranquil setting, Hanwood remains highly accessible with wider amenities including shopping, dining and cultural attractions of Shrewsbury, just a short drive away.







**ENTRANCE HALL**

**CLOAKROOM**

Wash hand basin, wc

**UTILITY**

10'9" x 9'5"

Fitted with matching wall and base units

Door to side of property

**BEDROOM 3 / STUDY**

10'2" x 9'0"

Offering flexibility for guests or home working

'Tilt and turn' window and sliding doors to garden

**BATHROOM**

**LOWER GROUND FLOOR**

**LOUNGE**

22'5" x 15'11"

'Tilt and Turn' windows

Sandstone fireplace with open fire

**KITCHEN / DINING ROOM**

20'0" x 15'5"

Granite worktops

Rangemaster stove with electric oven and gas hob

'Tilt and Turn' window and sliding doors to garden



**FIRST FLOOR**

**BEDROOM 1**

12'3" x 9'5"

Access to:

**DRESSING ROOM**

8'4" x 6'2"

Formerly Bedroom 4

Window to the rear

**BEDROOM 2**

12'3" x 9'0"

Built in wardrobes

**GARDENS AND GROUNDS**

Garage and Carport

There is a generous forecourt to the front providing ample parking and serving the reception area and Garage and Carport.

The property boasts stunning landscaped gardens to the rear with tiered decking, sweeping lawns, well established trees and shrubs and beautifully stocked borders, as well as a large adjoining shed with tiled roof. A picturesque brook runs along the bottom of the garden with open fields beyond.



**HOW TO GET THERE**

When approaching from Shrewsbury, proceed along the A488 and continue into Hanwood. In the centre of the village, turn left into Woodlands Avenue, continue to the bottom of the cul-de-sac, where the property will be found at the end on the right hand side.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

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.

**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 with your decision to move.

**SERVICES**

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : E

**LOCAL AUTHORITIES**

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND



Total area: approx. 1540.5 sq. feet

**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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