



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **12 Weir Road, Hanwood, Shrewsbury, Shropshire, SY5 8JZ**

### **Offers in the Region Of £175,000**

A spacious 3 bedroom end of terrace property in need of general updating and refurbishment throughout. Located in this popular village with good local amenities and within easy access of the town centre, A5 and link roads. The accommodation includes Entrance Hall, Kitchen/Dining Room, Living Room, 3 Bedrooms and Bathroom. Garden and Communal Parking, GCH, DG. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Recessed Entrance Storm Porch with tiled flooring, storage cupboard to one side, uPVC double glazed entrance door.

**Entrance Hall** 10' 11" x 6' 0" (3.32m x 1.83m)  
Wood effect laminate flooring, carpeted staircase to First Floor Landing, understairs storage cupboard, electrical consumer unit.

**Kitchen/Dining Room** 11' 10" x 9' 6" (3.60m x 2.89m)  
Fitted with a good range of units with laminate worktops, inset composite sink unit, integrated electric oven, 4 ring electric hob and filter hood above, vinyl flooring, useful storage cupboard housing gas boiler and radiator.

**Living Room** 12' 5" x 15' 8" (3.78m x 4.77m)  
Wood effect laminate flooring, double glazed window to the rear, uPVC double glazed door to rear garden, radiator, fireplace with wooden mantle and tiled hearth with coal effect gas fire inset - may not be in working order.

**First Floor Landing** 11' 10" x 7' 3" (3.60m x 2.21m)  
Carpet, built in airing cupboard with hot water cylinder.

**Bedroom 1** 12' 6" x 8' 10" (3.81m x 2.69m)  
Carpet, double glazed window to the rear, radiator, built in wardrobe, access to loft space.

**Bedroom 2** 9' 8" x 8' 2" (2.94m x 2.49m)  
Carpet, radiator, double glazed window to the front, built in wardrobe.

**Bedroom 3** 8' 8" x 6' 9" (2.64m x 2.06m)  
Radiator, carpet, double glazed window to the rear.

**Bathroom** 5' 8" x 7' 3" (1.73m x 2.21m)  
Fitted with white 3 piece suite including wash basin and WC, bath with electric shower over, vinyl flooring, fully tiled walls, radiator, double glazed window to the front.

### Rear Garden

The rear garden is on 2 levels. Approached on to a paved patio with shrub bed to the side.. Steps lead up to the second level is mainly laid to lawn with base for shed and enclosed by brick wall and hedging. Gated access to the rear which gives access to communal parking area.

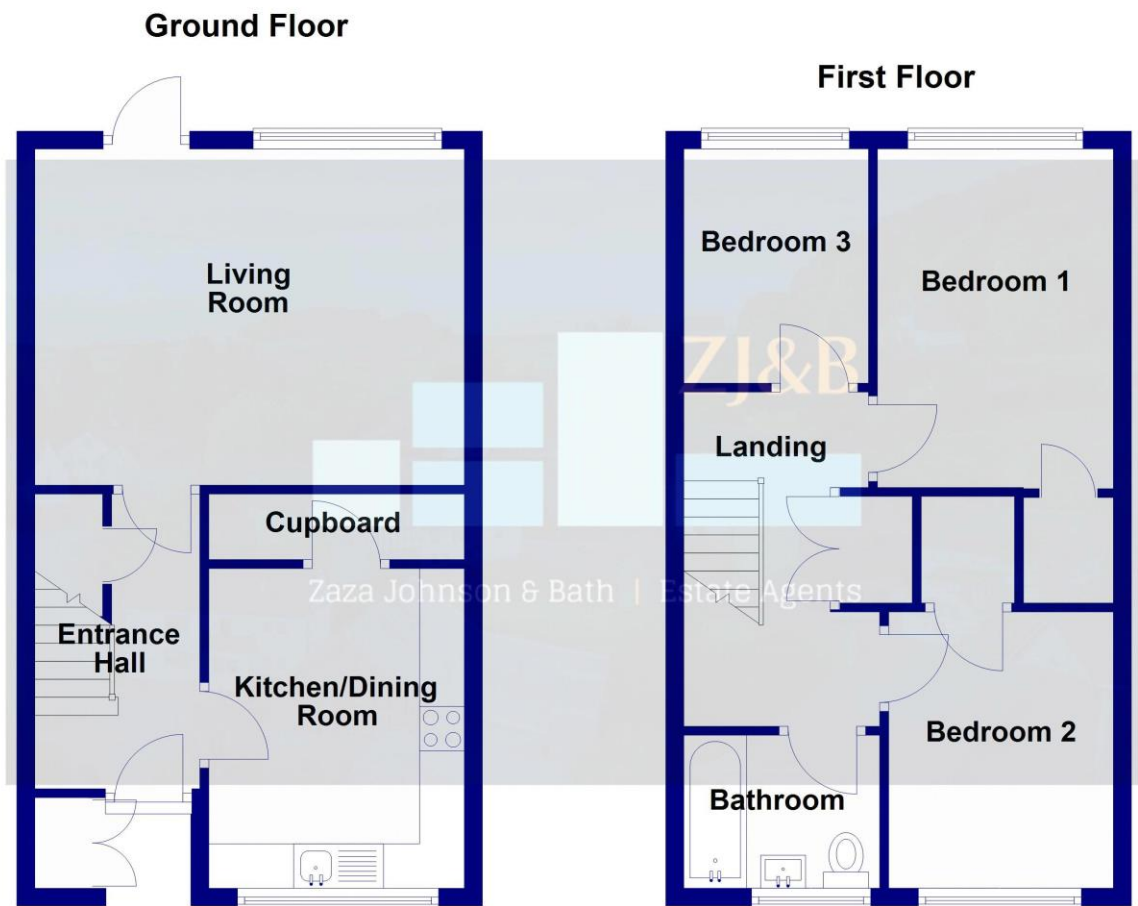
### External - Front

Paved pathway with stone borders. Raise brick wall and small picket fence.

### Council Tax Band B

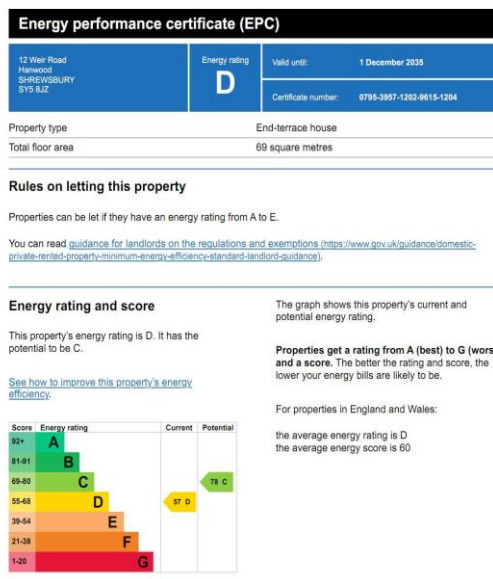
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

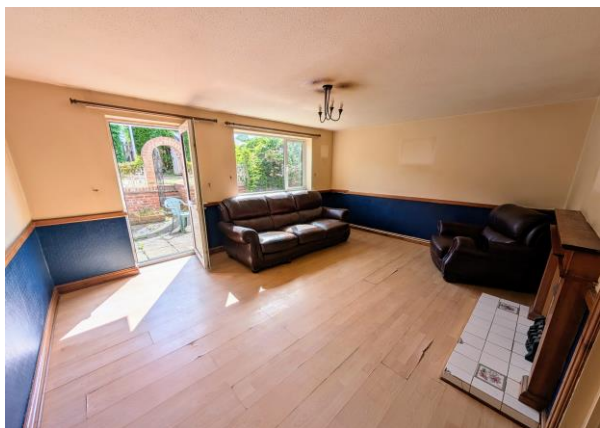


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**FLOOR PLANS FOR GUIDANCE ONLY**







### FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**