

4 Rose Cottages Weir Road, Hanwood, Shrewsbury,  
Shropshire, SY5 8JY

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £260,000**

Viewing: strictly by appointment  
through the agent

Offered for sale with NO UPWARD CHAIN and occupying a pleasing quiet and secluded end of private road position, this is a deceptively spacious, well proportioned and neatly presented three bedroom semi detached house. The property has a pleasing rural aspect to the front and occupies a generous size plot with the added benefit of ample off street parking and a detached double garage. Hanwood is a sought after village location situated west of the Shrewsbury town centre. The village is serviced by good local amenities and is well placed for easy access to the local bypass which in turn links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen/breakfast room, garden room, first floor landing, three bedrooms, shower room, generous size enclosed gardens, driveway, detached double garage, UPVC double glazing, gas fired central heating, sought after village location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect flooring, radiator. Door from entrance hallway gives access to:

**Lounge**

15'1 x 11'6

Having open fire with stone style surround timber mantle and matching media stand, wood effect flooring, two radiators, shelved understairs storage cupboard.

Wooden framed glazed doors from lounge gives access to:

**Garden room**

15'3 x 7'7

Having UPVC double glazed window, UPVC double glazed door giving access to garden, radiator, wood effect floor covering.

Door from entrance hallway gives access to:

**Dining room**

10'4 x 9'0

Having UPVC double glazed window to front, radiator, open fire set to a stone style hearth with timber mantle, radiator, coving to ceiling.

Door from dining room gives access to:

**Kitchen/breakfast room**

17'5 max reducing down to 14'11 min x 7'11

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, four ring electric hob with cooker canopy over, integrated oven, space for further appliances, quarry tiled floor, UVC double glazed windows, tiled splash surrounds, radiator, pantry style store cupboard, UPVC double glazed door giving access to gardens of property, wall mounted thermostat heating control panel.

Door from kitchen/breakfast room gives access to staircase which rises to:

**First floor landing**

Having radiator, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and shower room.

**Bedroom one**

10'4 max reducing down to 8'9 min x 9'0

Having UPVC double glazed window with a pleasing rural aspect to front, radiator, built-in double wardrobe.

**Bedroom two**

11'0 x 7'0

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

11'2 max reducing down to 8'4 min x 7'8

Having UPVC double glazed window to rear, radiator.

**Shower room**

Having shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin, wall hung heated chrome style towel rail, UPVC double glazed window to front, part tiled to walls.

**Outside**

The property is situated at the end of a private driveway with a pleasing aspect towards local farmland. The driveway of the property is stoned and provides ample off street parking. From the driveway access is given to:

**Detached double garage**

18'3 x 16'6

Having up and over door, fitted power and light, two UPVC double glazed windows.

Side access then leads to the property's:

**Large side, rear gardens**

The side gardens are predominantly laid to lawn with outside cold tap, former vegetable plot, mature shrubs, plants, bushes and trees. To the rear there is a paved area with glazed greenhouse, trees, lawn garden and outside lighting point. The side and rear gardens are enclosed.

**Directions**

On entering Hanwood (from Shrewsbury) continue past the Cock Inn public house on the right hand-side and over the bridge. Immediately after the bridge turn left on Weir Road, continue all the way down to the bottom of Weir Road onto a graveled track/road and bear right and the property will be found at the end of this private road on the right hand-side.

**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 C**

**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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

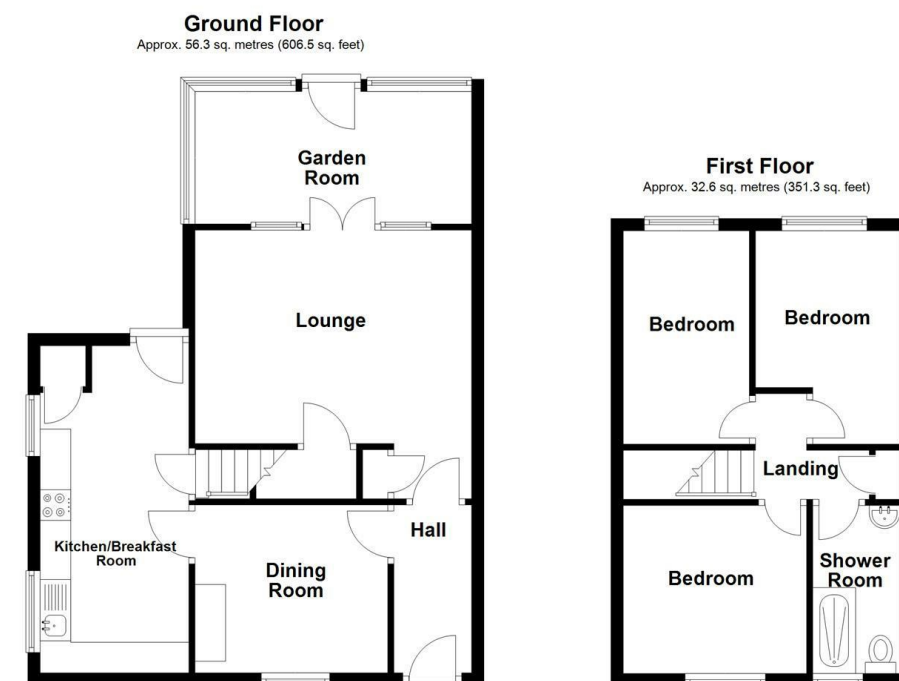
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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			
		70	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

For illustrative purposes only. Not to scale.  
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