



Westlea, Hanwood, Shrewsbury, SY5 8LG

Shrewsbury & Country House Sales

**MILLER
EVANS**



Westlea, Hanwood, Shrewsbury, SY5 8LG

£275,000

Freehold

- Attractive and well maintained three bedroomed semi-detached house
- Living room, kitchen/dining room, utility, conservatory and ground floor bathroom
- Three bedrooms to the first floor
- Large single garage with dual access
- Enclosed rear garden with patio area
- Excellent village location with ease of access to amenities and countryside pursuits



A well presented, three bedroomed semi-detached family home, located in the heart of Hanwood, close to excellent transport links. The accommodation briefly comprises: entrance hall, living room, kitchen/dining room, utility, conservatory, ground floor bathroom, three bedrooms and single garage. The property benefits from gas-fired central heating and a recently new boiler. Single garage with

Hanwood is a well regarded village to the south-west of Shrewsbury, offering a popular residential setting with a strong community feel and convenient access to the town centre, A5 and a wider road network. Surrounded by attractive Shropshire countryside, the village benefits from local amenities including a primary school, village shop and public house, while nearby walking and cycling routes, provide easy access to the rural landscape.







LIVING ROOM

11'11" x 6'7"

Window to the front, feature fireplace and multi-fuel burner and storage cupboard
French doors to:

KITCHEN/DINING ROOM

15'6" x 9'5"

Picture window overlooking the rear garden

Kitchen with a range of matching wall and base units

GROUND FLOOR BATHROOM

8'8" x 8'2"

White panelled bath with shower over, low flush wc, wash hand basin

UTILITY ROOM

6'6" x 8'2"

With base units

Access to:

CONSERVATORY

6'6" x 12'7"

Sliding doors to the rear and access to the GARAGE

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING



BEDROOM 1

9'9" x 14'6"

Window to the front

BEDROOM 2

10'5" x 8'4"

Window to the rear

BEDROOM 3

8'2" x 9'3"

Window to the rear

GARDENS & GROUNDS

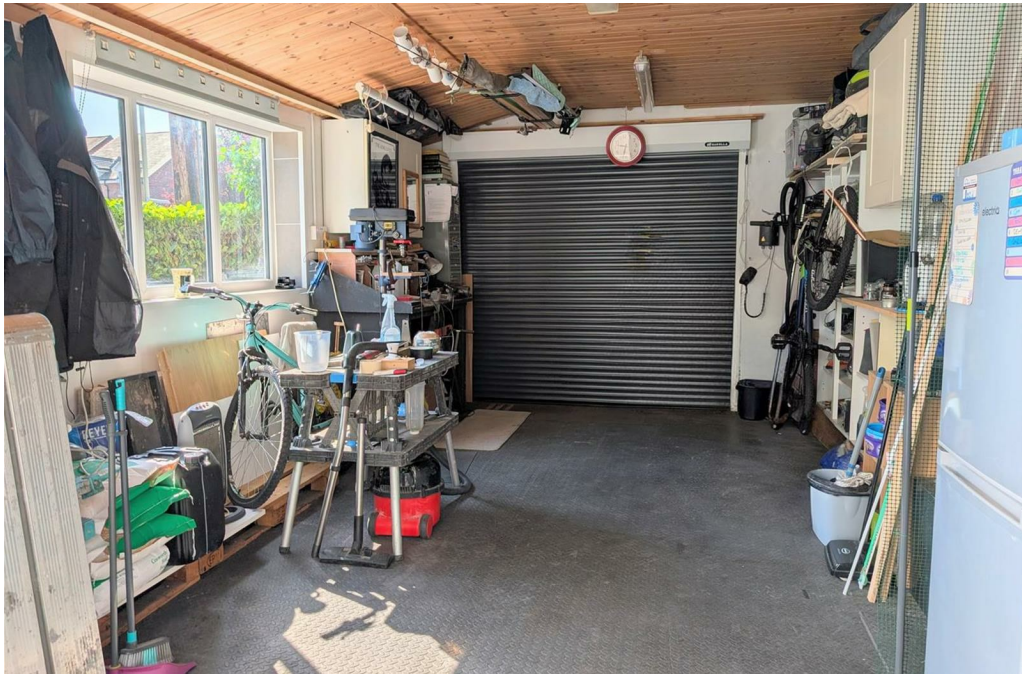
LARGE SINGLE GARAGE

18'6" x 12'7"

Electric roller door and access into the house

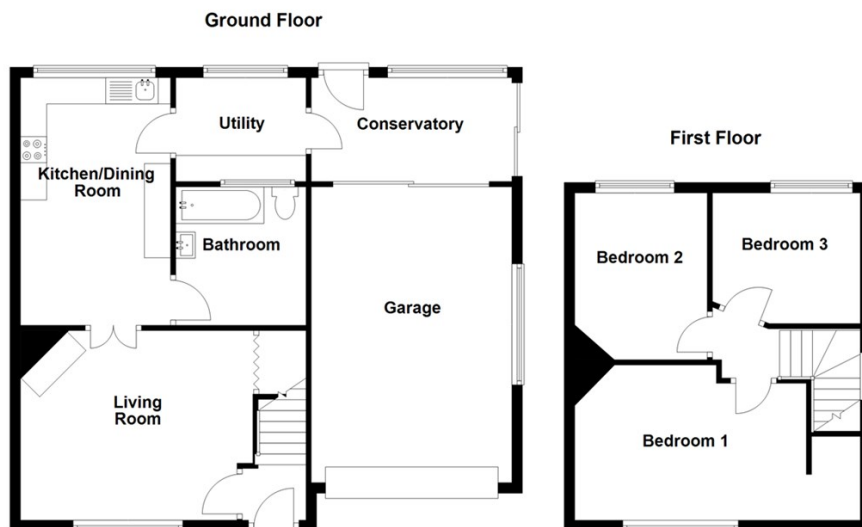
The property is approached over a concrete and brick laid driveway, providing room for two cars. There is access to the large single garage and gated access to the side of the property, leading to an impressive rear garden.

The rear garden has a patio, perfect for outdoor entertaining, floral and shrubbery borders, mature hedging providing privacy, space for a vegetable plot, greenhouse and shed. The garden is currently landscaped for low maintenance, but with ample scope for an attractive layout.



HOW TO GET THERE

When approaching from Shrewsbury, take the A488 Bishops Castle Road and proceed into Hanwood. Continue through Hanwood, over the bridge, past the shop, where the property will eventually be found after the garage on the right hand side.



Total area: approx. 1187.2 sq. feet

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

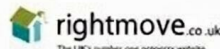
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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