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Estate Agents

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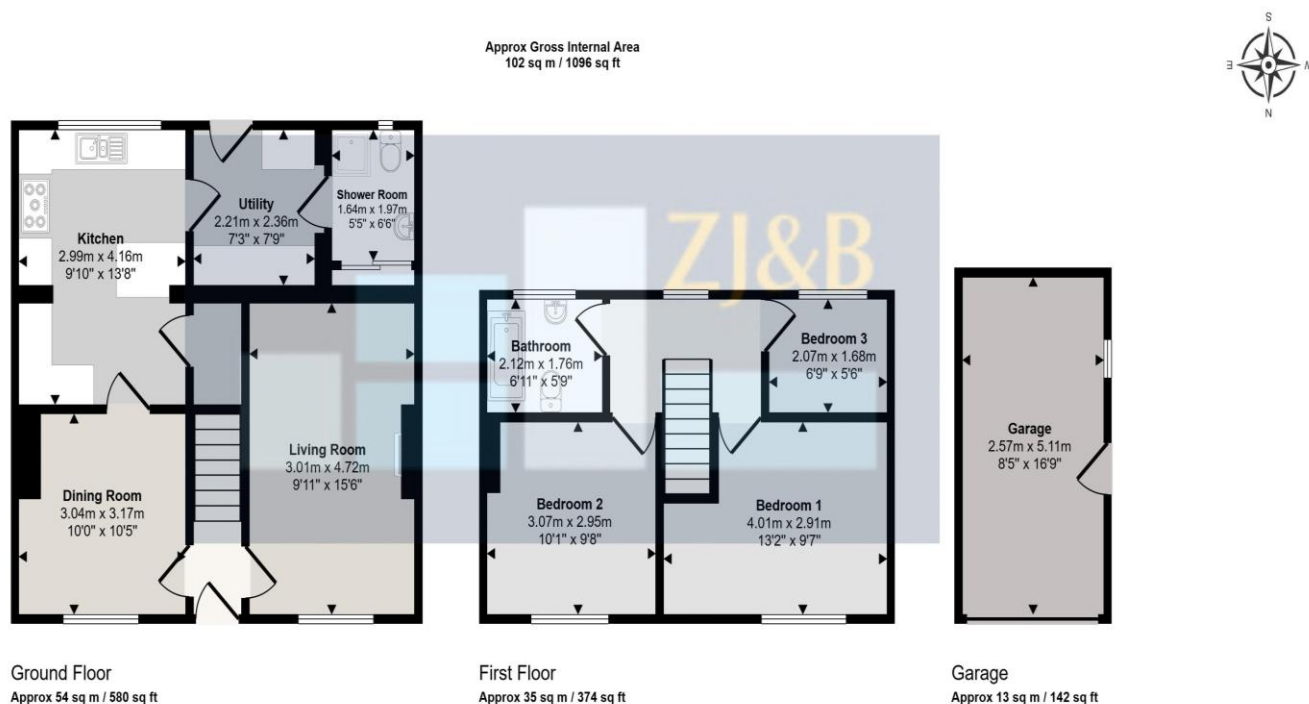
Eaton House, Hanwood, Shrewsbury, Shropshire, SY5 8LJ

Offers in the Region Of £325,000

A spacious, versatile 3-bedroom detached house located in the popular village of Hanwood, well placed with easy access to the town centre and road links.



The property offers spacious and versatile accommodation throughout, comprising an entrance hall, living room, dining room, extended kitchen, utility room and a useful ground floor shower room. The extension has created excellent living space, making the property ideal for modern-day requirements. On the first floor are three bedrooms, including two doubles and a single bedroom, all served by a family bathroom. Externally, the property enjoys generous rear gardens offering plenty of space for families, gardening enthusiasts or outdoor entertaining. To the front is a large block-paved driveway, installed in 2019, providing ample off-road parking and access to the garage. The current owners have invested in a number of significant improvements, including a new roof in 2016, a replacement boiler in 2022 and triple glazing to the front ground floor windows, enhancing both comfort and energy efficiency. Hanwood remains one of Shropshire's most popular villages, benefiting from local amenities, highly regarded schools and excellent transport links, with convenient access to the A5 and nearby Shrewsbury town centre.

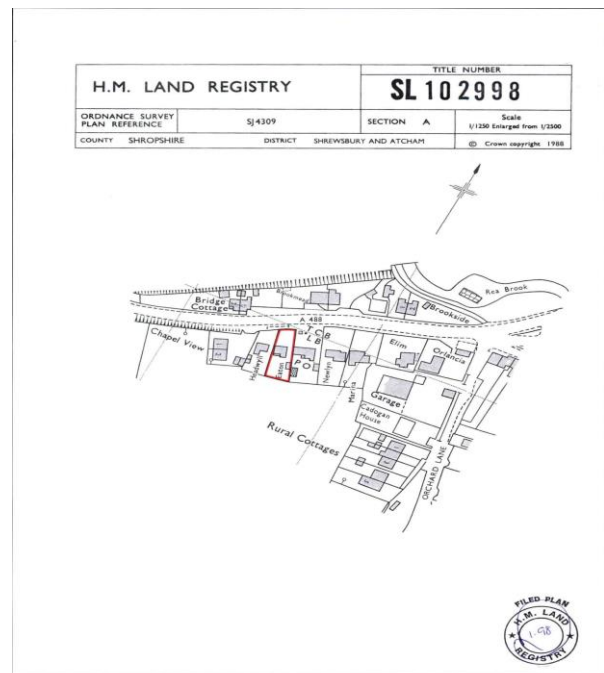


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)			
Eaton House Hanwood SHREWSBURY SY5 8LJ	Energy rating D	Valid until:	8 July 2036
		Certificate number:	1636-7323-4608-0378-4202
Property type		Detached house	
Total floor area		82 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.			
		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	



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Council Tax Band

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.

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

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

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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