



9 Beech Close, Hanwood, Shrewsbury, SY5 8RA

Shrewsbury & Country House Sales

MILLER
EVANS



9 Beech Close, Hanwood, Shrewsbury, SY5 8RA

£350,000

Freehold

- Spacious detached family home
- Four bedrooms and bathroom
- Two reception rooms and conservatory
- Kitchen, utility and separate wc
- Garage, workshop, and parking
- South-west facing rear garden
- Pleasant cul-de-sac position in popular village location
- No upward chain



This spacious four bedroom detached home is nestled in a quiet cul-de-sac position and provides versatile accommodation briefly comprising; entrance porch, reception, dining room with bay window to the front, kitchen, utility, separate wc, sitting room leading to a conservatory with sliding doors to rear garden, four good sized bedrooms and a family bathroom. The property benefits from a garage, workshop with power supply, driveway providing parking and enjoys a south-west facing enclosed rear garden. Gas central heating and income generating solar panels.

The property is pleasantly situated in a quiet cul-de-sac in the popular village of Hanwood, within walking distance of local amenities including public house, shop and primary school. The property is on a frequent bus service to the nearby town centre.







ENTRANCE PORCH

6'10" x 4'8"

HALLWAY

10'8" x 6'7"

DINING ROOM

9'2" x 10'6"

KITCHEN

13'2" x 9'7"

Fitted with a range of matching wall and base units
Door to garden

UTILITY

3'11" x 9'7"

SEPARATE WC

4'0" x 2'10"

WC low flush



LIVING ROOM
12'8" x 20'6"

CONSERVATORY
9'6" x 9'7"

STAIRCASE rising from hallway to FIRST FLOOR LANDING

BEDROOM 1
12'8" x 11'3"

BEDROOM 2
10'7" x 9'10"

BEDROOM 3
13'0" x 9'10"

BEDROOM 4
12'8" x 8'4"



BATHROOM
9'3" x 6'7"
Panelled bath
Wash hand basin, wc

GARDENS AND GROUNDS

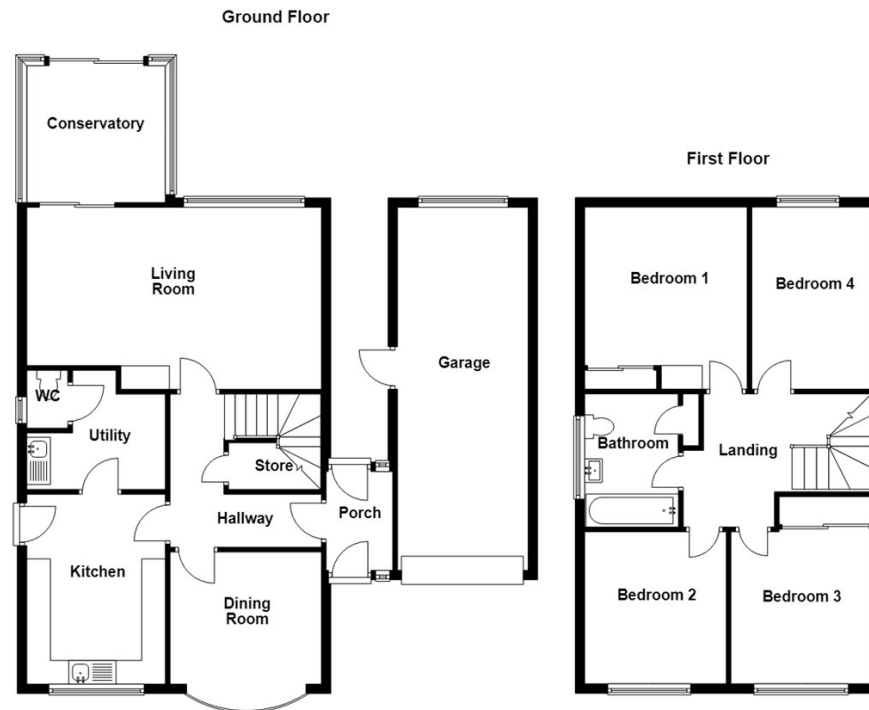
GARAGE
25'3" x 9'1"
Electric up and over door.

The property is approached via a driveway providing parking and access to the garage with electric up and over door and workshop.

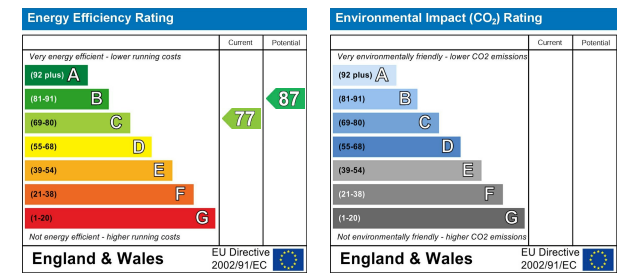
The rear garden enjoys a south-west facing aspect, mainly laid to lawn with well stocked shrub borders and planters. Garden store shed.

HOW TO GET THERE

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Proceed into Hanwood, turn left into Woodlands Avenue. Follow the road round and turn left onto Beech Close, where the property will be found.



Total area: approx. 1702.4 sq. feet



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.

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SERVICES

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

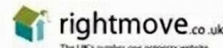
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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