



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 Bishop Close, Hanwood, Shrewsbury, SY5 8BU

**Offers in the Region of
£350,000**

To view this property please call us on **01743 236 800** Ref: C7758/WM/KQ

A neatly kept and well maintained, modern, three bedroomed detached house.

This neatly kept and well maintained, modern, 3 bedroomed detached house provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and briefly comprising : entrance hall, downstairs WC, living room, open plan kitchen/dining room, utility room, master bedroom with shower room en suite, 2 further bedrooms and principal bathroom. Integral halved garage, Office/store room and parking. Front and rear gardens. The property also benefits from double glazing and gas fired central heating.

This property occupies a pleasant position on this well established residential development built by the renowned Shropshire Homes and boasts a lovely outlook to both the fore and rear and is well placed for easy access to the Royal Shrewsbury Hospital, Shrewsbury town centre, village amenities and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1266.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'3" x 12'2" (4.34m x 3.70m)

DINING KITCHEN

11'3" x 18'1" (3.43m x 5.51m)

Range of matching wall and base units
Inset double oven, hob and extractor hood over
French doors to rear garden

UTILITY

7'9" x 6'8" (2.37m x 2.04m)

Base unit with inset sink
Door to garden

CLOAKROOM

Wash hand basin, wc
Window

OFFICE

9'6" x 9'3" (2.90m x 2.81m)

Converted partial garage space.
Window to the side

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

13'7" x 12'2" (4.14m x 3.70m)

Built in wardrobe with mirror fronted sliding doors

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

11'3" x 12'3" (3.43m x 3.74m)

BEDROOM 3

7'9" x 12'6" (2.36m x 3.80m)

BATHROOM

Panelled bath
Wash hand basin, wc

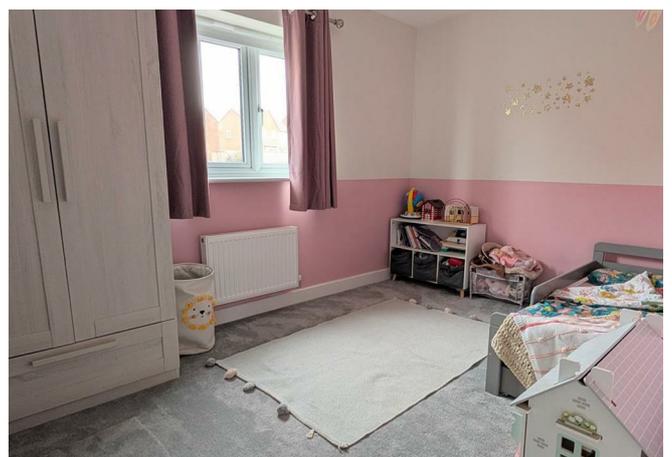
OUTSIDE THE PROPERTY

GARAGE

Up and over door
Partially converted to provide office space.

The property is approached over a tarmac driveway providing parking for 2 cars with access to the integral garage. Neatly kept front garden laid to lawn with paved pathways leading down the side of the property and around to the rear.

Good sized REAR GARDEN with a patio seating area, spacious lawn area, floral borders and The whole is enclosed on all sides by closely boarded wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the A488 Bishops Castle Road and into Hanwood. Shortly after entering the village turn right onto Atherton Rise, then first left onto Bishop's Close. Follow the road round where the property will be found around the corner on the right hand side.



Energy Efficiency Rating	
Current	Potential
81	91
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC	

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
 Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
 Tel: 0345 678 9000

Council Tax Band: D

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.



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.

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 Shrewsbury SY1 1QJ
 Tel: 01743 236800

South Shropshire Sales Office
 4 The Square,
 Church Stretton SY6 6DA
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