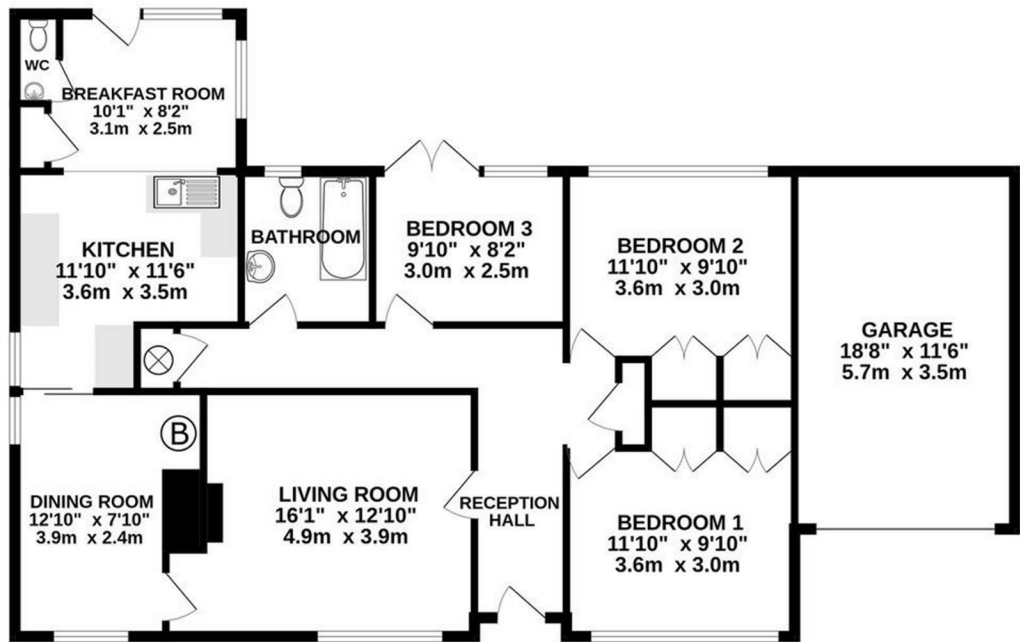


FOR SALE

Sandown, Cruckmeole, Hanwood, Shrewsbury, SY5 8JN



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

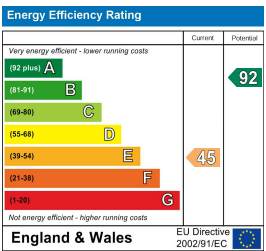
Offers in the region of £350,000

Sandown, Cruckmeole, Hanwood, Shrewsbury, SY5 8JN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A deceptively spacious and highly desirable detached bungalow, offering scope to improve, set with garage and generous south westerly gardens in this lovely rural locality. NO ONWARD CHAIN



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 5.7 miles, Telford 19 miles. All mileages are approximate.


2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- A popular and desirable location
- Deceptively spacious and versatile rooms
- Scope to improve
- Driveway parking and garage
- Front and rear gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed west and at the main roundabout with the A5, continue straight across on the A488 (Bishops Castle road). Proceed through the village of Hanwood and after approximately a quarter of a mile, take the right turning for Cruckton. Follow this for a few hundred yards and the bungalow will be identified on the left hand side.

SITUATION
Sandown is delightfully situated, set back from the village road and benefits from easy access to the main A5 commute route, which links south east to Telford and the M54 motorway, or north to Oswestry. The nearby village of Hanwood has a shop, public house and primary school, while further facilities can be found either in Radbrook or Pontesbury. Shrewsbury town centre has a comprehensive range of both social and leisure facilities, together with a rail service.

DESCRIPTION
Sandown is a highly desirable and deceptively spacious detached bungalow, which offers a spacious and flexible living environment which may benefit from improvement to areas. The bungalow is set with driveway parking and a garage and the gardens are of a generous size, providing lawns, shrubbery beds and borders, patio areas to the front and rear.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

ENTRANCE HALL
Access to loft space, built in cloaks cupboard, built in airing cupboard with insulated hot water cylinder.

LIVING ROOM
With stone and tile fireplace, picture window overlooking the front garden.

DINING ROOM
With dual aspect windows, Warmflow oil fired central heating boiler.

BREAKFAST KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers, with generous work surface area over and incorporating a stainless steel sink unit and drainer. Integral electric oven and grill with four ring Belling hob unit. Space for fridge freezer, built in storage cupboard, space and plumbing for washing machine, part tiled walls, part glazed access door to rear garden.

GUEST WC
With low level WC and wall mounted wash hand basin.

BEDROOM ONE
Providing twin built in double wardrobes with overhead storage cupboards.

BEDROOM TWO
With twin built in double wardrobes with overhead storage cupboards, picture window overlooking rear gardens and farmland with the Callow in the distance.

BEDROOM THREE
With twin glazed french doors leading out to the rear garden.

BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls, shaving connection point.

OUTSIDE
The property is approached over a tarmacadam driveway, providing parking for circa two vehicles, whilst also giving vehicular access to the garage.

GARAGE
Front to back drive-through garage with entrance doors to the front and rear.

THE GARDENS
To the front, the gardens are particularly well established and offer neatly maintained lawns, together with a number of well stocked shrubbery beds and borders, containing numerous plants and shrubs. The majority of the gardens are positioned to the rear and these benefit from a south westerly facing aspect. Adjoining the rear of the bungalow, is a large concreted seating area with additional space for potted plants. This is joined by flowing lawns and a number of shrubbery beds and borders. Numerous raised beds, timber and felt storage shed, greenhouse.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water and electricity are understood to be connected. Drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.