



2 ST. ANNES WAY
HANWOOD | SHREWSBURY | SY5 8JH





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Shrewsbury 5.5 miles | Telford 20.4 miles
(all mileages are approximate)

A BEAUTIFULLY MAINTAINED AND NEATLY APPOINTED DETACHED HOUSE, WITH GARAGING AND EASILY MAINTAINED GARDENS LOCATED IN THIS SOUGHT AFTER VILLAGE LOCATION.

Walking distance to village amenities
Attractively presented throughout
Rooms of pleasing proportion
Driveway parking with attached garage
Delightful private gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

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 immediately after passing the primary school, take the right turn into St Thomas Close. The property will be seen immediately on the left hand side.

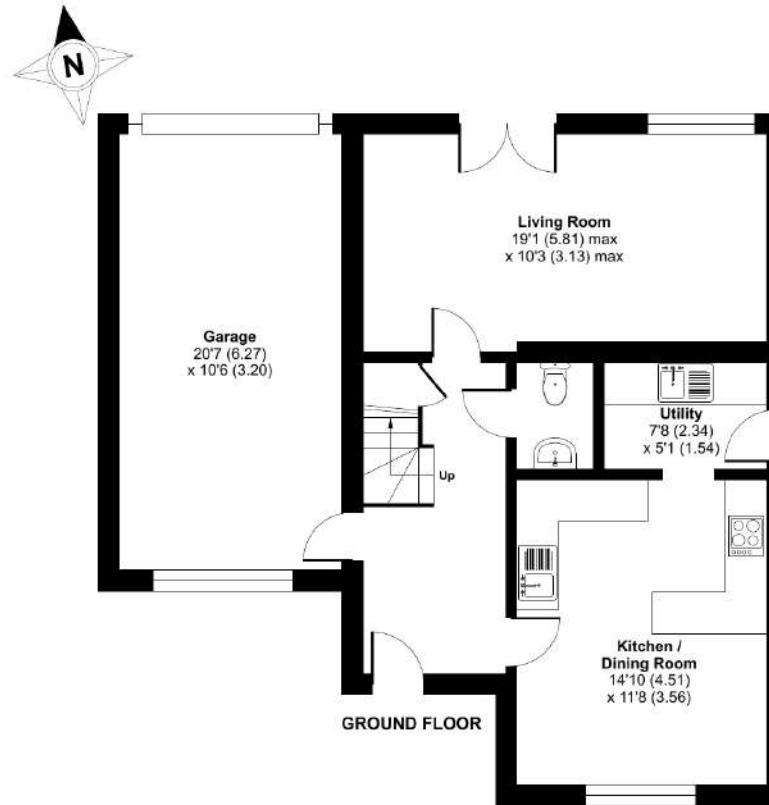
SITUATION

The property is attractively positioned on the edge of this highly sought after village and is within walking distance of a number of amenities including the village pub, shop and primary school. The village is particularly convenient for commuters giving easy access to the A5, which links north to Oswestry or south east to Telford. Shrewsbury town centre offers comprehensive shopping and leisure facilities together with a rail service. There is also a regular bus service through the village to Shrewsbury or Pontesbury.

PROPERTY

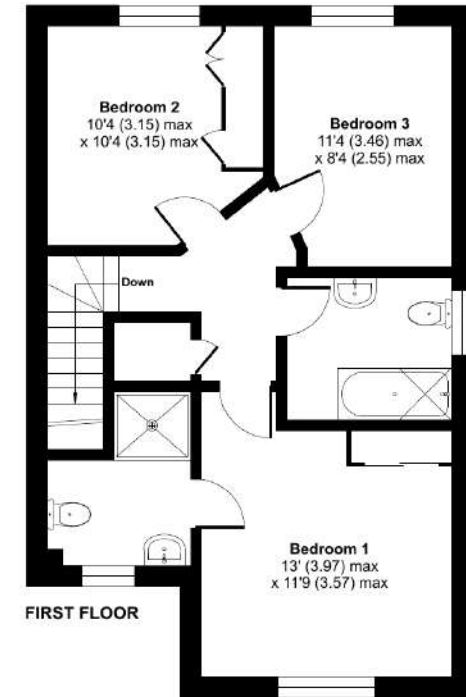
Occupying a desirable position on the fringe of the popular village of Hanwood, this immaculately presented and attractively proportioned three-bedroom detached home offers well-balanced accommodation, perfectly suited to modern living.

A storm porch opens into a welcoming reception hall, creating an immediate sense of space and quality. The well-appointed breakfast kitchen is fitted with a range of contemporary units and benefits from numerous integrated appliances, making it both stylish and functional.



Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1436149

A useful utility room and separate WC add to the practicality of the ground floor, while the generous living room enjoys French doors opening onto the rear gardens, providing a seamless connection between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.





OUTSIDE

Externally, the property continues to impress. A block-paved driveway provides ample off-road parking and leads to the attached garage with electric door. The rear gardens are a particular highlight-private and beautifully arranged for ease of maintenance, featuring a patio seating area ideal for outdoor entertaining, alongside neatly manicured lawns and well-stocked shrubbery beds and borders.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



