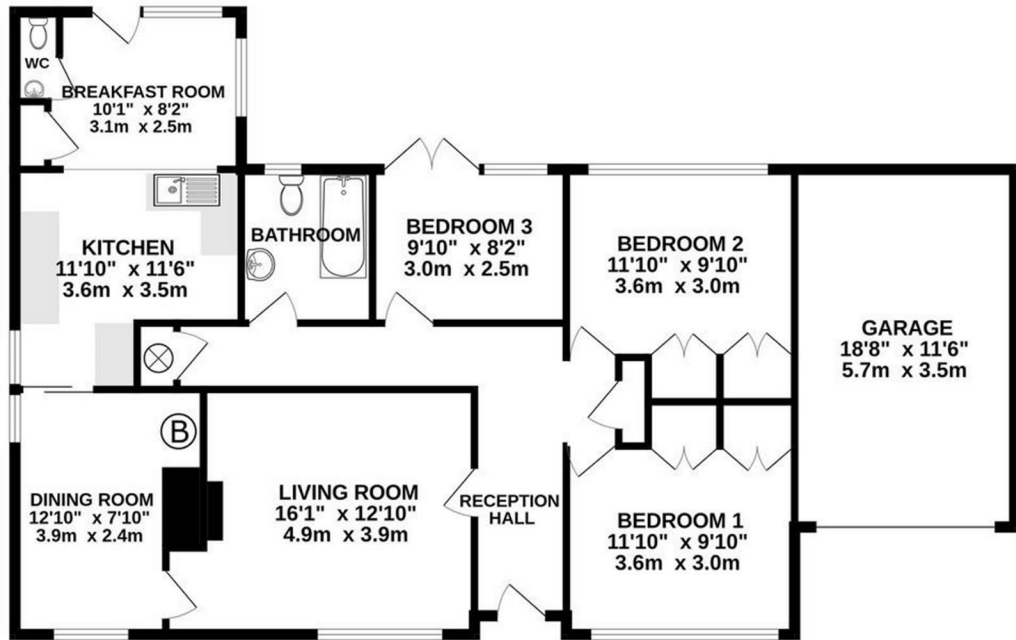


FOR SALE

Halls 1845

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

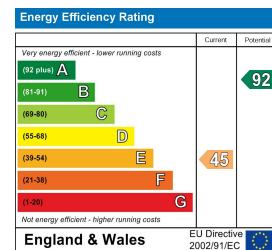
Offers in the region of £350,000

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

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 tarmac 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.