



14 ST. THOMAS CLOSE

HANWOOD | SHREWSBURY | SY5 8JJ





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

A BEAUTIFULLY PRESENTED AND ATTRACTIVELY PROPORTIONED
DETACHED MODERN HOUSE, SET WITH GARAGE AND STUNNING REAR
GARDENS IN THIS SOUGHT AFTER VILLAGE LOCATION.

Popular and convenient location
Well proportioned rooms
Attractively appointed
Large driveway parking area with attached garage
Delightful rear 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. Proceed straight ahead and the property will be found on the right hand side.

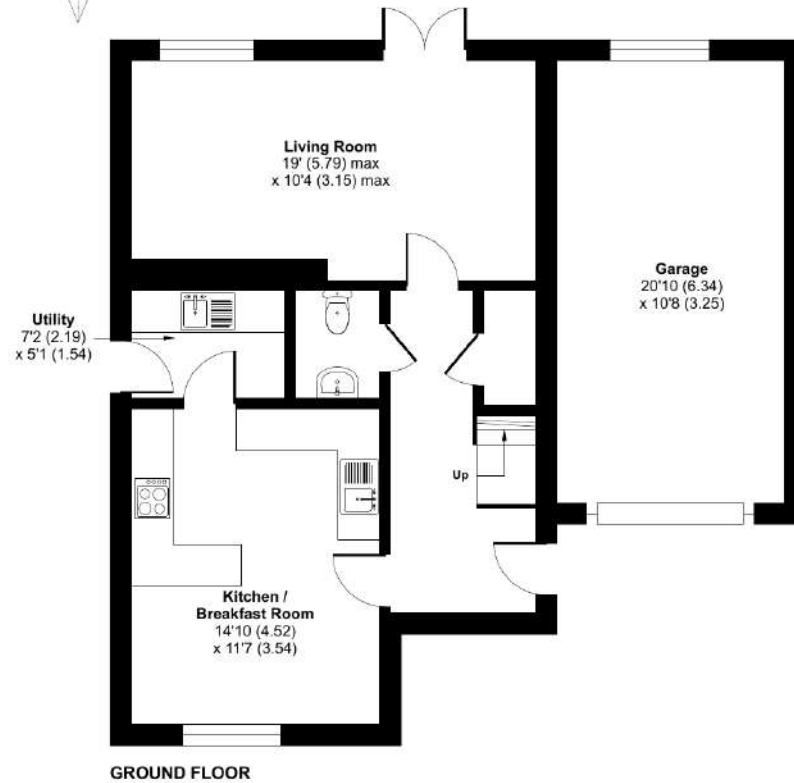
SITUATION

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.

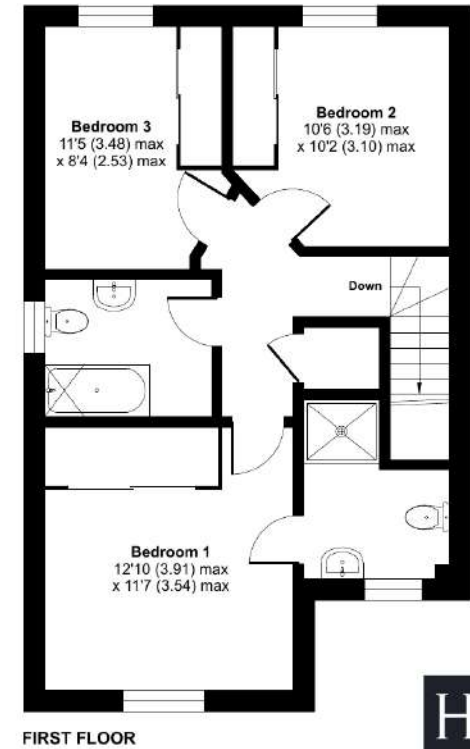
PROPERTY

Situated in the highly sought-after village of Hanwood, this immaculately presented and attractively proportioned three-bedroom detached home offers stylish, well-appointed accommodation ideal for modern living.

Upon arrival, a welcoming storm porch leads into a bright reception hall, setting the tone for the quality found throughout. The well-appointed breakfast kitchen is fitted with a range of modern units and benefits from numerous integrated appliances, providing both practicality and style.



Approximate Area = 1108 sq ft / 102.9 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1330 sq ft / 123.5 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/cheom 2026. Produced for Halls. REF: 1436103

A useful utility room, separate WC, and a generous living room-with French doors opening onto the rear garden-complete the ground floor, creating an ideal layout for everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.





GARDENS

Externally, the property continues to impress. A substantial block-paved driveway to the front provides parking for multiple vehicles and leads to the attached garage. The front garden is designed for ease of maintenance, featuring a gravelled bed with a variety of shrubs and plants.

The majority of the outdoor space lies to the rear, where the generously sized gardens have been thoughtfully and beautifully landscaped. Featuring flowing lawns, well-stocked beds and borders, and a fantastic Indian sandstone patio seating area, the garden provides the perfect setting for al fresco dining and outdoor entertaining.

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.



