



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Bishop Close, Hanwood, Shrewsbury, SY5 8BU**

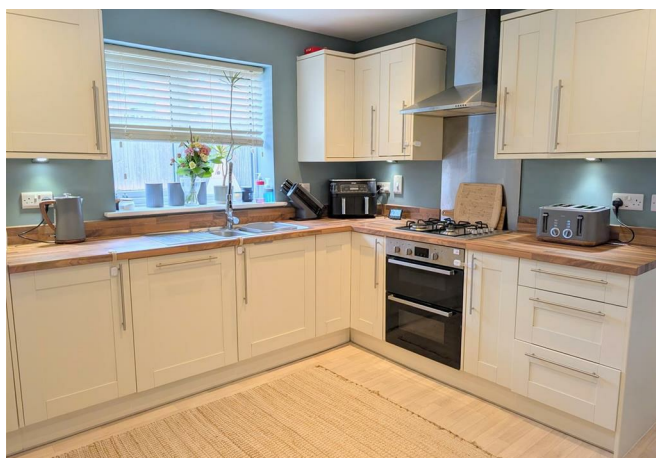
**Offers in the Region of  
£350,000**

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



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-20) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| 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.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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