



# 6 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 MAINTAINED AND ATTRACTIVELY PROPORTIONED HOUSE, PRESENTED IN EXCELLENT ORDER WITH EASILY MAINTAINED GARDENS IN THIS POPULAR AND CONVENIENT VILLAGE LOCATION.

Excellent access to amenities  
Attractively presented throughout  
Generously proportioned rooms  
Majority lawned gardens  
2 allocated parking spaces



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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 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.

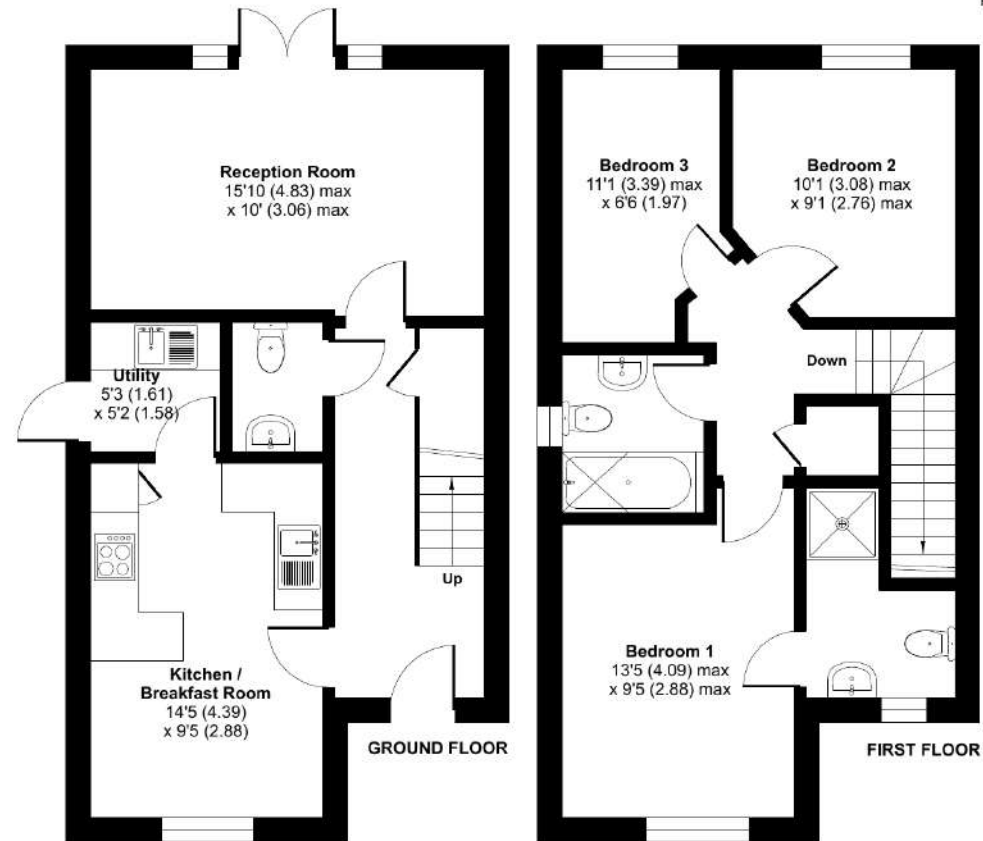
## PROPERTY

The accommodation is entered via a composite double-glazed entrance door leading into a welcoming entrance hall with attractive wood-effect flooring and a staircase rising to the first floor. A useful cloakroom/WC is fitted with a wash hand basin and WC. To the front of the property, the well-appointed kitchen/dining room is fitted with a range of attractive grey gloss units complemented by generous work surfaces and a selection of integrated appliances, including a gas hob with extractor hood, electric oven, fridge and freezer. Adjoining the kitchen is a practical utility room with matching units, inset sink, space and plumbing for a washing machine, Worcester combination boiler, and a door providing direct access to the rear garden.



Approximate Area = 912 sq ft / 84.7 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: 1477909

To the rear of the property is a spacious living room, enjoying an abundance of natural light through double-glazed French doors and side panels that open onto and overlook the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor, the landing provides access to the loft space and a useful storage cupboard. The principal bedroom is positioned to the front of the property and benefits from a modern en suite shower room comprising a tiled shower cubicle, wash hand basin and WC. There are two further well-proportioned bedrooms overlooking the rear garden, together with a family bathroom fitted with a white suite comprising a bath with shower over, wash hand basin and WC.





## OUTSIDE

Outside, the rear garden has been designed for ease of maintenance and family enjoyment, featuring a paved patio area, a generous lawn, and raised flower and shrub borders. Gated access leads both to the front of the property and to the rear parking area. To the front, the property is approached via a pedestrian pathway with an attractive gravelled and paved frontage enhanced by established shrubs.

Viewing is highly recommended to appreciate the quality, presentation and excellent location of this superb home.

## 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, drainage and gas 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 - C



### 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.



