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18 Woodlands Avenue, Hanwood, Shrewsbury, Shropshire, SY5 8NG

£450,000

This impressive 4 bedroom detached house enjoys a glorious position with extensive grounds leading down to The Reabrook and is within easy access of Shrewsbury town centre. The spacious accommodation has been fully refurbished to a high standard, maximising the natural light and offers: Entrance Hall, Shower/Cloakroom, Beautiful Spacious Living/Dining Room With Wood Stove, Excellent Fitted Kitchen, Utility Room, Main Bedroom With En-suite Shower Room, Attractive Newly Fitted main Shower Room, GCH, DG, Garage & Car Port. Viewing Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed porch with quarry tile floor, uPVC double glazed entrance door with side screens to

Attractive Entrance Hall

Radiator, wood style laminate flooring, staircase leads to First Floor Landing.

Downstairs Cloakroom/Shower Room

Fitted with 3 piece suite including corner shower cubicle, wash basin, WC, radiator, fully tiled walls, double glazed front window.

Impressive, 'L' Shape Living/Dining Room 22' 2" x 19' 6" max 11' 11" min (6.75m x 3.63m/5.94m)

Oak veneer glass panel double doors, limestone fire surround, slate hearth with glass fronted cast iron wood burner inset, double glazed window and sliding patio doors overlooking rear garden, bay window overlooking extensive grounds to the front and providing excellent natural lighting, wood style laminate flooring, 3 double radiators, oak veneer glass panel doors to

Kitchen/Breakfast Room 14' 10" x 12' 10" (4.52m x 3.91m)

Refitted in 2017 with comprehensive range of ivory fronted units, integrated double electric oven, 4 ring gas hob with filter hood above and dishwasher, space for further appliances, laminate wood effect work tops inset 1 1/2 bowl sink unit, radiator, 2 double glazed windows overlooking rear garden, large walk in shelved Pantry.

Utility Room 8' 1" x 7' 7" (2.46m x 2.31m)

Fitted with range of matching units, laminated work surface, sink unit with tiled splash, wall mounted Worcester gas fired combination central heating boiler, double glazed window and door to the side.

Spacious First Floor Landing

Double glazed side window, access to roof space.

Bedroom 1 13' 0" x 8' 11" (3.96m x 2.72m)

A delightful room with double glazed window overlooking rear garden, fitted double wardrobe, sliding door to

En Suite Shower Room

Fully tiled walls and fitted with white 3 piece suite including shower cubicle with folding door, wash basin, WC, extractor fan, shaver socket/strip light.

Bedroom 2 12' 10" x 9' 7" (3.91m x 2.92m)

Enjoying wonderful views over extensive grounds which lead down to the Reabrook, fitted double wardrobe, radiator.

Bedroom 3 13' 0" x 6' 6" (3.96m x 1.98m)

Radiator, double glazed window with similar views to Bedroom 2, fitted double wardrobe.

Bedroom 4 10' 0" x 7' 6" (3.05m x 2.28m)

Radiator, fitted double wardrobe, double glazed window overlooking rear garden.

Shower Room

Large shower fully refitted in 2017 with wide low profile shower cubicle with drying area,, fully tiled walls around, bidet, wash basin, WC, half tiled to further 1 1/2 wall areas, shaver socket/strip light, towel rail/radiator, double glazed side window.

Outside

The property enjoys a choice position at the end of a private cul de sac, extensive brick paved driveway provides ample parking and turning space and access to Car Port and Brick Built Garage.

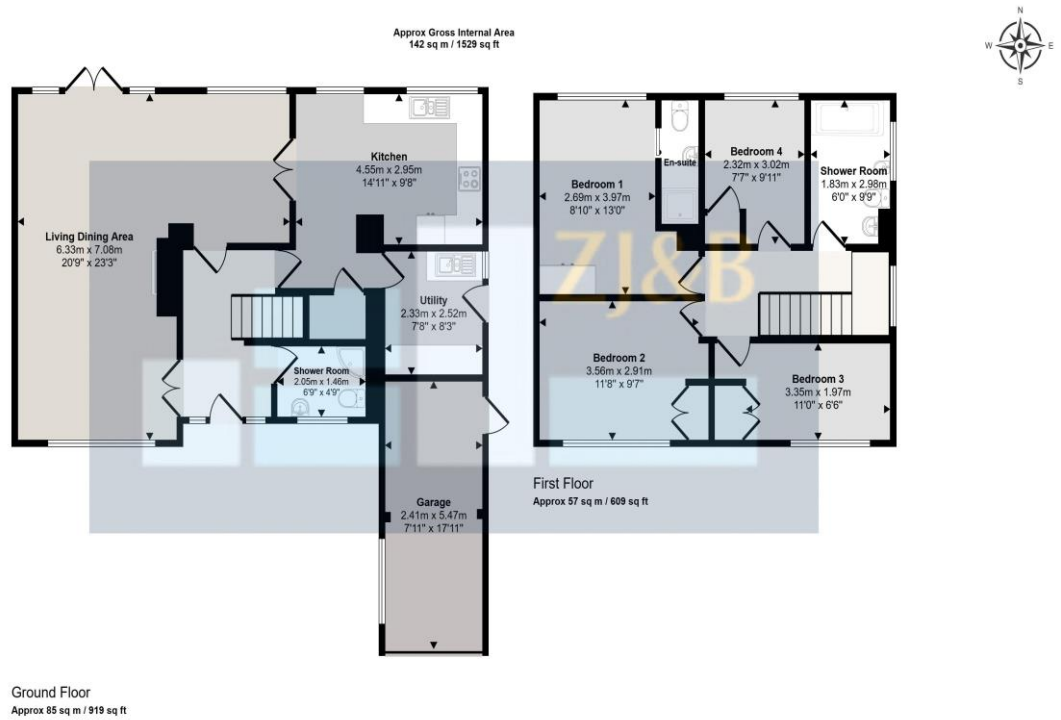
Gardens

The property enjoys two large areas of garden. The rear garden is approached via a side access leading to a quality paved patio extending the full width of the property with pathway to one side and brick paved patio to one corner. The majority of the garden beyond is laid to lawn with trees inset and shrub bed to one side and rear boundary, timber shed and enclosed by timber fencing. The property also benefits from a larger area of garden to the front approached via a pathway descending through rockery and shrub beds. Beyond this lies a large area of lawn with mature trees which borders the Reabrook, the centre of which marks the boundary of the property and to which the owner has fishing rights.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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