



7 Willow Drive, Hanwood, Shrewsbury, SY5 8RF

Shrewsbury & Country House Sales

**MILLER
EVANS**



7 Willow Drive, Hanwood, Shrewsbury, SY5 8RF

£445,000

Freehold

- Beautifully presented and much improved detached family home
- Spacious accommodation arranged over three floors
- Living room, dining room, cloakroom
- Fitted kitchen with integrated appliances and granite working surfaces
- Large conservatory extending the width of the property and enjoying panoramic views over the garden
- Three bedrooms and bathroom to the first floor
- 4th Bedroom with en suite shower room to the second floor
- Integrated garage and parking
- Well stocked landscaped rear garden
- Pleasant cul-de-sac position in popular village close to amenities



This beautifully presented four bedroom detached family home has been much improved to provide spacious accommodation to include a large conservatory measuring almost 30ft long and 12ft wide. The remaining versatile accommodation, which is arranged over three floors, briefly comprises; entrance hall with cloakroom, living room opening into a dining room with double doors to the superb conservatory which enjoys panoramic views over the rear garden, well appointed kitchen with granite worktops and integrated appliances, useful utility room with side access door and access to the garage. On the first floor there are three bedrooms and a family bathroom, with 4th bedroom with en suite shower room. Integral garage and parking. Beautifully landscaped and well stocked rear garden. The property benefits from gas fired central heating and triple glazing.

The property is pleasantly situated in this small cul-de-sac within the popular village of Hanwood, approximately 4.5 miles west of Shrewsbury. Local amenities include a village shop/post office, frequent bus service, public house, village church and a primary school. The property is well placed for access to the A5 by-pass and Royal Shrewsbury Hospital.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

12'5" x 13'5"

Large bay window to the front

DINING ROOM

12'9" x 9'10"

SPACIOUS CONSERVATORY

27'6" x 13'1"

Windows with fitted blinds enjoying panoramic views over the garden
French doors to the rear garden

KITCHEN

8'10" x 16'4"

Fitted with a range of matching wall and base units with granite working surfaces and integrated appliances.



UTILITY ROOM

7'10" x 11'5"

Door to side of the property and access to the garage

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'1" x 13'1"

BEDROOM 2

10'2" x 10'9"

BEDROOM 3

8'10" x 8'6"

BATHROOM

Panelled bath with shower over, wash hand basin, wc

STAIRCASE continues to SECOND FLOOR.



BEDROOM 4
21'7" x 11'9"

RECESSED SHOWER ROOM
Shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

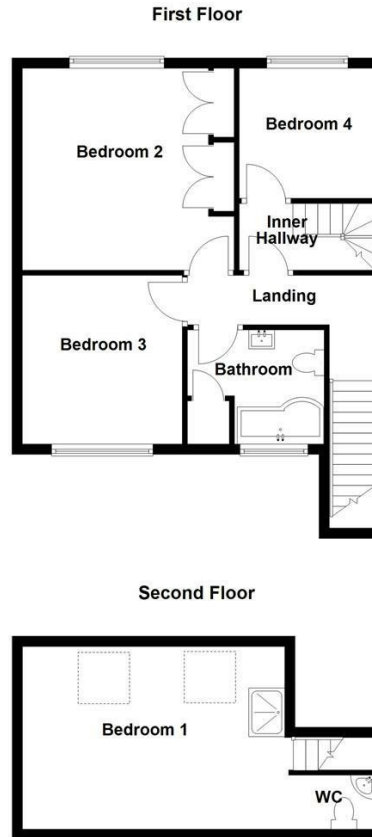
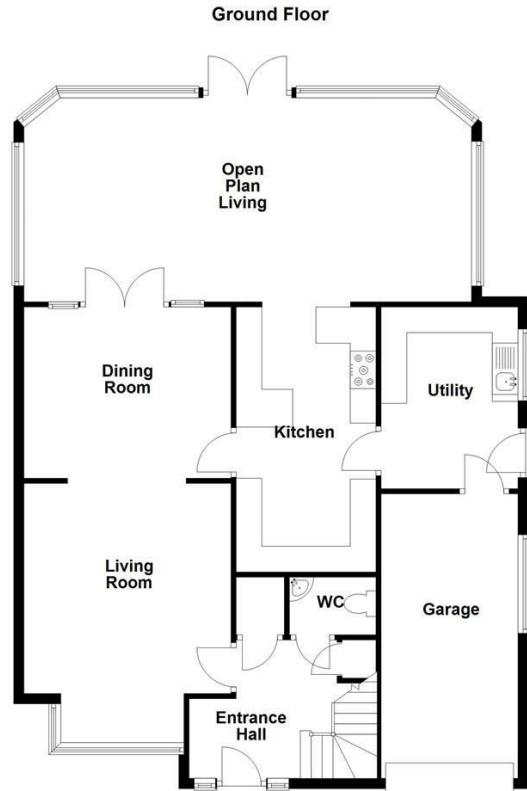
INTEGRATED GARAGE
8'10" x 18'0"

To the front the property is approached over a driveway providing parking and access to the GARAGE, flanked by front garden laid to lawn with specimen trees and shrub beds and borders.

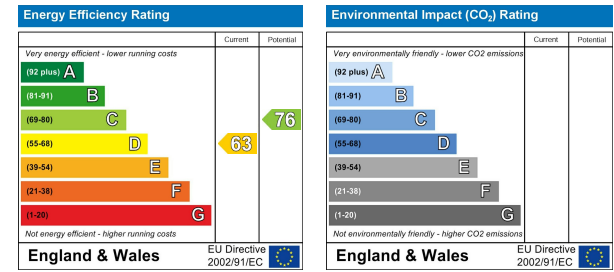
Good sized well stocked rear garden which is mainly laid to lawn with a wide variety of flower and shrub beds and borders, large paved patio area providing ideal seating/entertaining space.

HOW TO GET THERE

When approaching from Shrewsbury take the A488 (Bishops Castle Road) and on entering Hanwood, turn right onto Willow Drive, where the property will be found.



Total area: approx. 2078.7 sq. feet



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. Images may have been enhanced. This property may be subject to additional management charges.

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SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

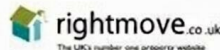
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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