



The Acorns, 2 Oaklands Grange, Hanwood, Shrewsbury, SY5 8LZ

4 bedroom barn conversion — £525,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This beautifully presented barn conversion offers excellent accommodation, which is well configured and versatile, whilst also having the benefit of two separate driveways, double garage and a very attractive walled garden. The property is located in a lovely quiet and private setting on the fringe of the popular village of Hanwood, yet is conveniently just a few minutes' drive from Shrewsbury.

KEY FEATURES

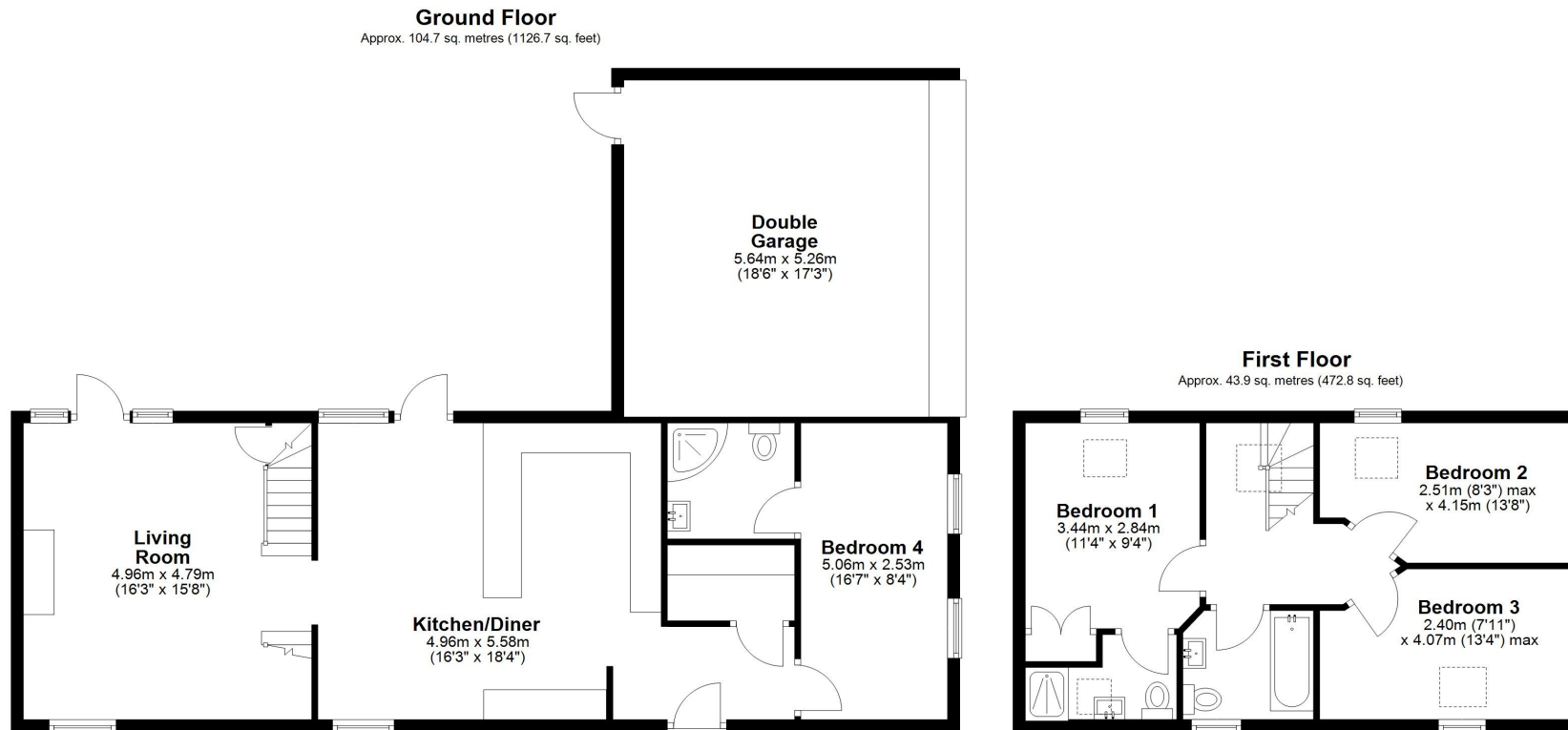
- Stylish interior which is light and modern yet also having vaulted ceilings and exposed timbers on the first floor.
- Living room with feature fireplace and wood burner, as well as full length windows to both front and rear, and glazed door to garden.
- Large open plan kitchen/dining room which is well-fitted with integrated appliances, quartz worksurfaces and tiled flooring. There are also full-length windows and a glazed door from dining area to garden and a useful separate utility room.
- Ground floor fourth double bedroom and en-suite shower room. This room could also be used as a home office or extra living space if required.
- On the first floor there are 3 double bedrooms and a family bathroom. The main bedroom also has built-in wardrobes and an en-suite shower room.
- Double glazed windows and underfloor gas central heating throughout.
- Walled front garden with two separate driveways providing parking for about four cars.
- Double garage with door connecting to rear garden. The owners currently have a climbing wall within the garage, which they would be happy to remove if buyers would prefer.
- The southwest facing rear garden has been thoughtfully landscaped to lawn with established borders and a paved sun terrace. There is also an outdoor kitchen on the terrace which is covered by an oak framed and glazed canopy with built in BBQ and gas hob.
- Situated in a lovely setting at the end of a private lane, shared with just 6 other attractive properties.
- Easy access to village amenities, such as local shop pub and a good primary school. The bypass is literally less than a 5 minute drive from the property and Shrewsbury town centre is about 10 minutes.

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Total area: approx. 148.6 sq. metres (1599.5 sq. feet)











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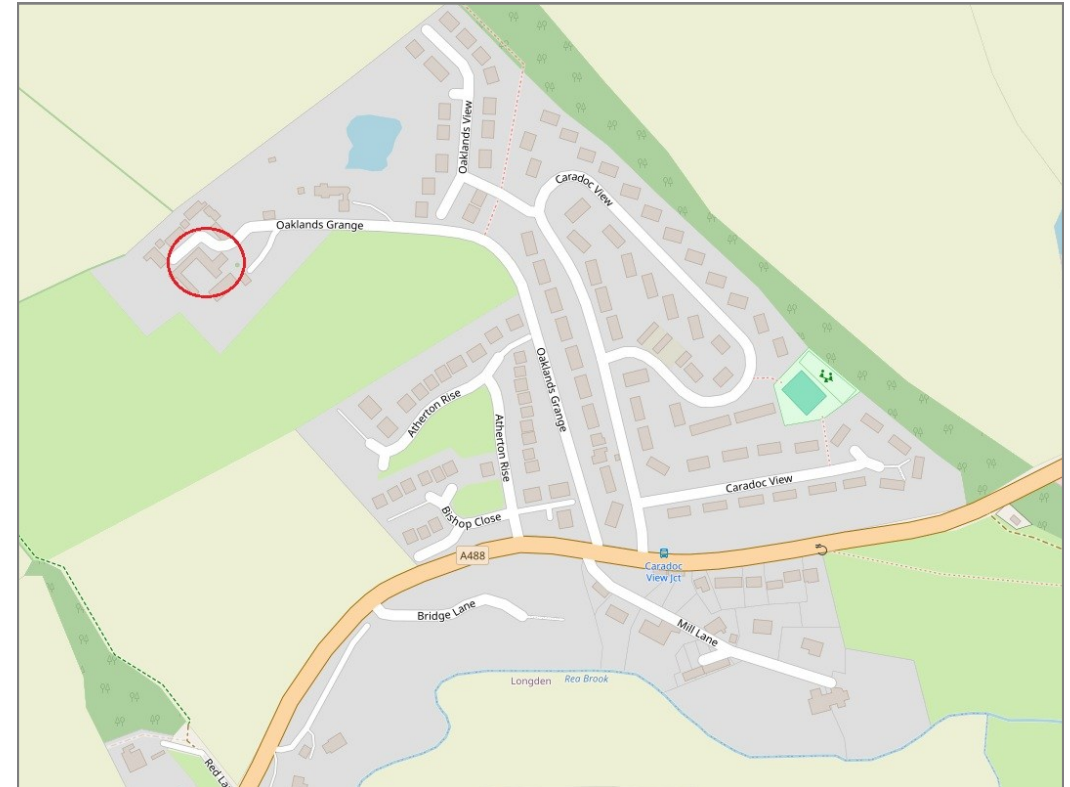
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

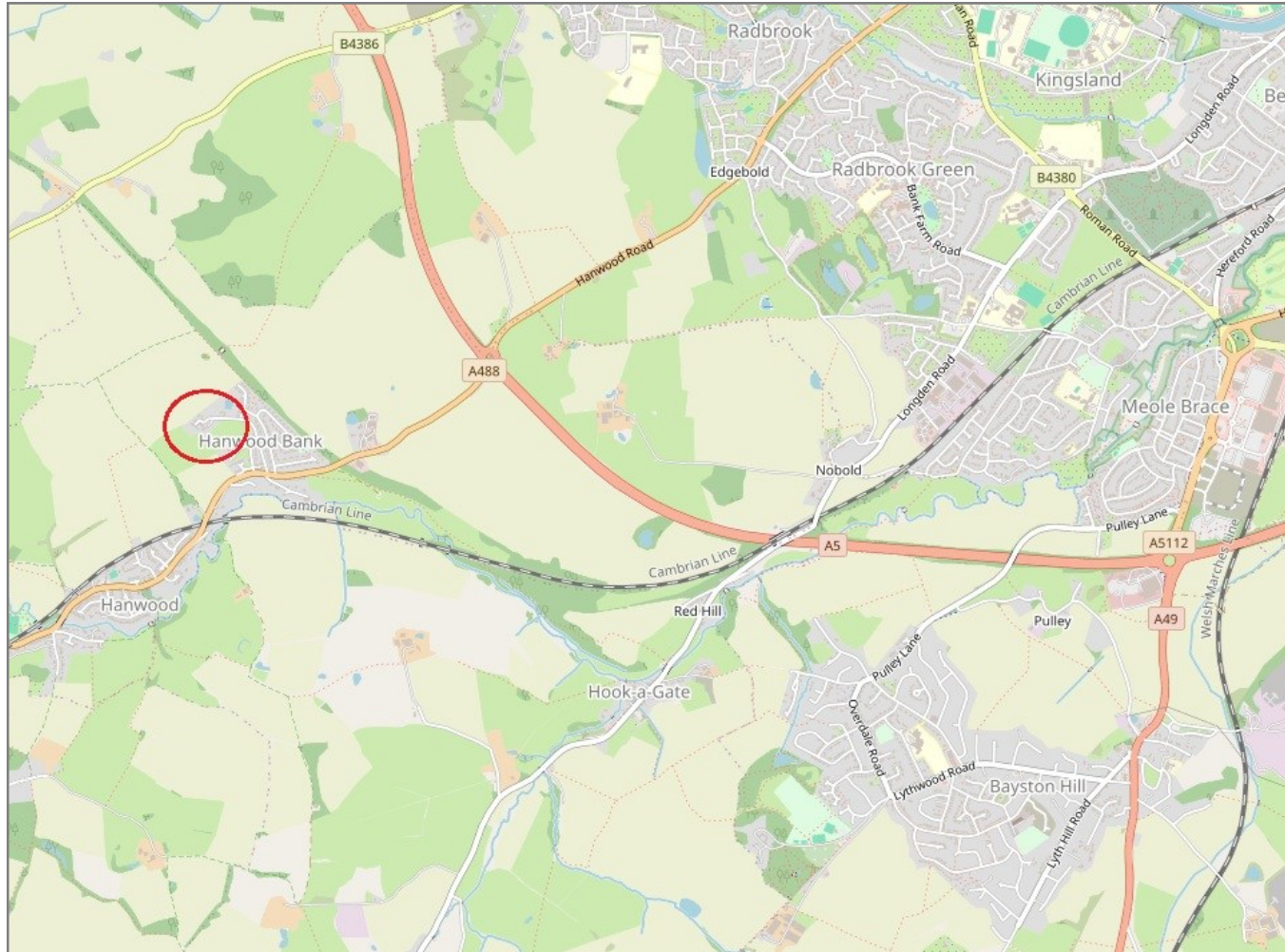
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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