





3 Station Cottages, Hanwood, Shrewsbury, SY5 8LH
Guide Price £225,000

This attractive, well presented, three bedroomed semi-detached property situated in this popular village of Hanwood. The accommodation comprising : entrance hall, lounge, kitchen/dining room, ground floor bathroom, lean to (currently used as a utility space) and three bedrooms. Front garden and useful outbuildings and parking. The property benefits from gas central heating and double glazing. Offered for sale with no upward chain.



The property is pleasantly situated in this popular village, 5 miles south west of Shrewsbury and occupies an enviable position and boasts lovely views to the front. Within the village are a good range of local amenities including a frequent bus service, a public house and village shop. Hanwood is also conveniently placed for access to the nearby village of Pontesbury which has a further range of amenities including a secondary school and a small supermarket, whilst for commuters the A5 is easily accessible which provides an M54 motorway link to the West Midlands to the east and a dual carriageway link to Chester and Wrexham to the west.

Entrance Hall

With tiled flooring and door to

Lounge

12'11" x 11'10" (3.95m x 3.61m)

With wooden flooring, window to front, radiator and feature brick surround housing log burner. Access to

Kitchen Diner

9'1" x 13'11" (2.79m x 4.26m)

With range of modern base units comprising 1 1/2 drainer sink unit set into wooden effect laminate work surfaces extending to two wall sections, with range of cupboards and drawers under and tiled splash above, built in electric ceramic hob and built in electric oven below. Radiator, tiled floor covering, uPVC double glazed window and feature fire surround.

Rear Hall

With tiled flooring.

Bathroom

7'2" x 5'4" (2.19m x 1.65m)

Fitted with a panelled bath with shower attachment, with low flush wc and wash hand basin, fully tiled walls, inset ceiling lights and extractor fan. Heated towel rail and wooden style flooring.

Lean To

11'0" x 8'3" (3.37m x 2.52m)

This space is currently used as a utility area, with ample space and plumbing for washing machine and tumble dryer. Vinyl flooring and door to rear.

Stairs rise from entrance hall to First floor landing with access to loft space with drop down ladder, velux window and lighting.

Bedroom

9'6" x 11'2" (2.91m x 3.41m)

With window to rear, radiator and door to storage cupboard.

Bedroom

12'6" x 7'10" (3.82m x 2.41m)

With window to front, radiator.

Bedroom

9'1" x 6'11" (2.78m x 2.13m)

With window to front and radiator.

Outside

To the front of the property is a paved courtyard enclosed by wooden fencing and gates. The rear area is enclosed with a gate and comprises of two brick stores.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Superfast 80 Mbps. Mobile Service: Indoor - Limited and Outdoor - Likely. We understand the Flood risk is: Very Low Risk. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.