



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Waterford House, Weir Road, Hanwood, Shrewsbury,
SY5 8LA**

£595,000 Region

To view this property please call us on **01743 236 800** Ref: C7293/GM/KQ

A particularly attractive and extremely spacious, five bedroom detached house.

This particularly attractive and extremely spacious five bedroom detached house provides well planned and well proportioned accommodation throughout with a degree of flexibility to suit a variety of family needs. The accommodation is presented to an exacting standard and comprises; entrance hall, living room, lounge, dining room, kitchen, study, utility, ground floor bedroom and shower room, master bedroom with en suite bathroom, three further double bedrooms and principal bathroom. Integral double garage and ample parking. Attractive and neatly kept front and rear gardens. The property benefits from oil fired central heating and PVCu double glazing.

The property is pleasantly situated on a particularly good sized plot with a beautiful rural outlook. The village of Hanwood is approximately 5 miles south west of Shrewsbury and provides a good range of amenities including a village shop/post office, village Church, public house and a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Parquet wood flooring
Built in cupboard

LIVING ROOM

21'0" x 10'1" (6.39m x 3.07m)
Oak flooring
French doors to rear garden

LOUNGE

11'11" x 21'4" (3.62m x 6.49m)
Windows to the front overlooking the garden
Feature fireplace with oak beam over and wood burning stove

DINING ROOM

13'1" x 10'11" (3.98m x 3.32m)
Oak flooring
Opening to:

KITCHEN

9'5" x 17'1" (2.88m x 5.20m)
Fitted with a range of matching wall and base units comprising of cupboards and drawers with Granite worktops over and tiled splash
Range of integrated appliances
Tiled floor
Ceiling spotlights
Window overlooking the rear garden

STUDY

20'4" x 8'11" (6.21m x 2.71m)
French doors to rear garden
Window to the front
Two Velux windows

UTILITY

7'7" x 7'6" (2.31m x 2.28m)
Range of base units with worktops over
Space and plumbing for white goods
Tiled floor

BEDROOM 5

18'1" x 9'8" (5.52m x 2.95m)
Windows to the front and rear with a pleasant outlook

SHOWER ROOM

Modern white suite comprising large walk in shower
Wash hand basin, wc
Wall mounted heated towel rail
Tiled floor

From the lounge a STAIRCASE rises to the FIRST FLOOR LANDING with range of built in cupboards and a stable style door leading to:

BALCONY

5'9" x 15'7" (1.74m x 4.75m)

MASTER BEDROOM

18'1" x 17'5" (5.52m x 5.30m)
Range of fitted wardrobes with sliding mirror fronted doors
Two further built in cupboards
Windows to the front and rear

EN SUITE SHOWER ROOM

Modern white suite comprising;
Panelled bath with shower screen and shower unit over
His and Hers wash hand basins with tiled splash, wc
Tiled floor
Wall mounted heated towel rail

BEDROOM 2

9'3" x 10'4" (2.83m x 3.15m)
Built in double wardrobe
Window to the rear with a pleasant outlook

BEDROOM 3

8'4" x 12'4" (2.53m x 3.76m)
Built in double wardrobe
Window to the rear with pleasant outlook

BEDROOM 4

11'9" x 11'7" (3.58m x 3.53m)

BATHROOM

Modern white suite comprising;
Free standing toll top bath
Wash hand basin, wc
Tiled floor

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is approached through double wooden entrance gates over an 'in and out' driveway with a large neatly kept front lawn and mature trees. The garden extends either side of the driveway, where there is a further lawn area, herbaceous borders, mature trees and hedging.

A paved patio pathway leads round to the rear of the property, where there is a neatly kept and good sized garden with two paved patio areas, a neatly kept lawn area, herbaceous shrub borders. Outside lighting. Outside water supply. The whole is enclosed on all sides by mature hedging and closely boarded wooden fencing.







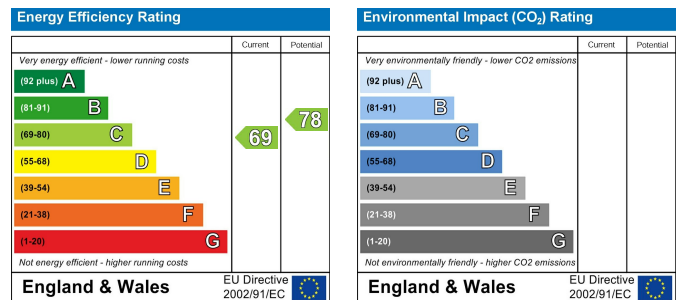
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed on the A458 (Bishops Castle Road) and on entering the village of Hanwood, proceed past the village shop, turning immediately left onto Weir Road. Proceed for a short distance, where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

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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.

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