



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Orchard Lane, Hanwood, Nr Shrewsbury SY5 8LE

£350,000 Region

To view this property please call us on **01743 236 800** Ref: C7395/GM/MU

An attractive, neatly kept and well maintained, 3 bedroomed semi detached cottage.

This attractive, neatly kept and well maintained, 3 bedroomed semi detached cottage provides well planned accommodation throughout and could be extended (subject to an necessary planning consents) and briefly comprises : entrance porch, lounge, dining room, kitchen, conservatory, ground floor bathroom. 3 double bedrooms and separate cloakroom/wc to the first floor. Parking and a detached garage. Particularly good sized and neatly kept gardens. The property also benefits from UPVC double glazing and oil-fired central heating. No onward chain.

This property occupies a pleasant position within the popular village of Hanwood where there are an excellent range of local amenities including a Primary School, Village Shop/Post Office, Public House, a frequent bus service, village Church and the property is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

PORCH

Door opening into :

LOUNGE

14'2" x 12'11" (4.31m x 3.93m)

Exposed ceiling beam

Feature fireplace

Window to front and side.

DINING ROOM

14'2" x 7'11" (4.31m x 2.42m)

Sliding doors opening into :

CONSERVATORY

15'1" x 13'1" (4.6m x 4.00m)

Constructed of UPVC and brick with polycarbonate roof

Tiled floor

Door leading out to the garden.

KITCHEN

7'6" x 9'3" (2.29m x 2.83m)

Fitted with a range of modern wall and base units comprising of both cupboards and drawers with worktops over and tiled splash

Space and plumbing for white goods

Wood effect flooring

Floor standing oil-fired central heating boiler

UPVC door leading out to the garden.

GROUND FLOOR BATHROOM

Fitted with a modern white suite comprising free standing roll top bath with shower over

Wall mounted wash hand basin

Low flush wc

Tiled walls.

An ENCLOSED STAIRCASE rises from the lounge to the FIRST FLOOR LANDING

BEDROOM 1

10'7" x 11'3" (3.22m x 3.43m)

Built in wardrobes

Window to the front.

BEDROOM 2

10'7" x 9'3" (3.22m x 2.81m)

BEDROOM 3

11'6" x 9'3" (3.50m x 2.83m)

Range of fitted wardrobes

Window to the rear with a pleasant outlook.

CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc
Wash hand basin.

OUTSIDE THE PROPERTY

DETACHED GARAGE

Up and over door, concrete floor, power and lighting.

The formal reception area is approached off Orchard Lane through a wrought iron pedestrian gate, which provides access to the formal reception area. To the side of the property further double wrought iron gates provide vehicular access over a gravelled driveway, which provides parking for 2 to 3 cars and access to the detached garage.

The GARDENS are a particularly attractive feature of this property and comprise of a brick paved forecourt which initially surrounds the property, attractive raised shrub beds and leads to a further raised patio seating area. Off the forecourt wooden pedestrian gates provide access through to the large REAR GARDEN which offers an extremely high degree of privacy and provides a large lawned area with a range of inset trees and a further paved seating area. Timber garden shed. Enclosed by mature hedging and fencing.







FLOOR PLANS ...

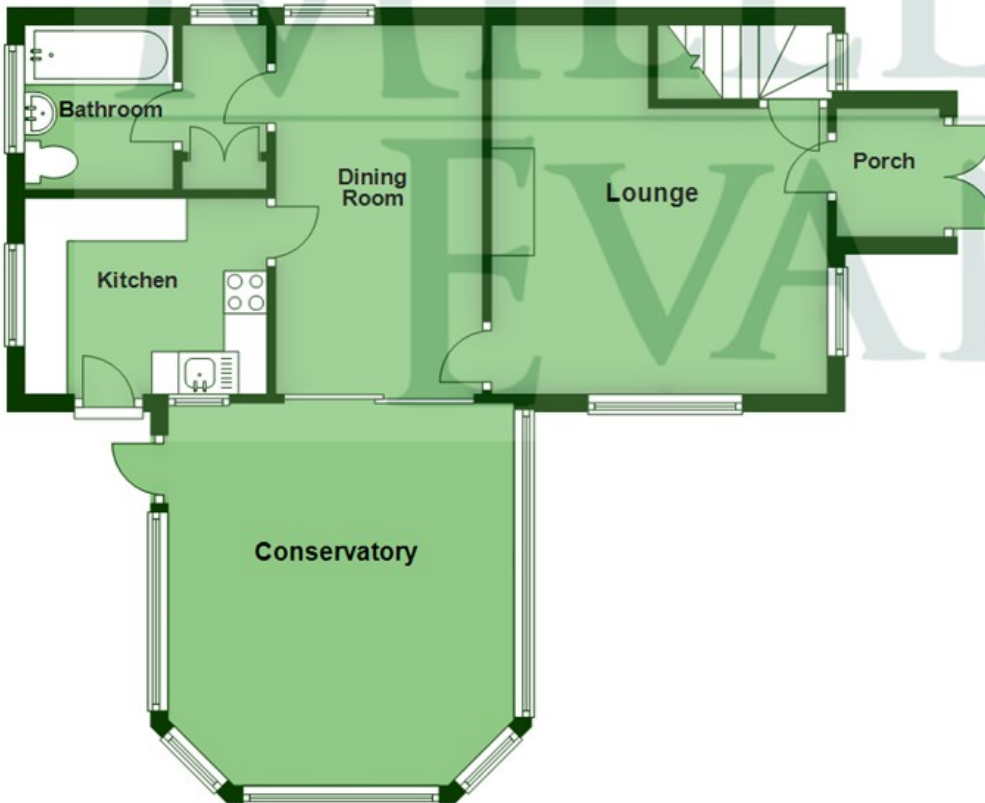
First Floor

Approx. 430.3 sq. feet



Ground Floor

Approx. 649.0 sq. feet



Outbuilding

Approx. 163.4 sq. feet



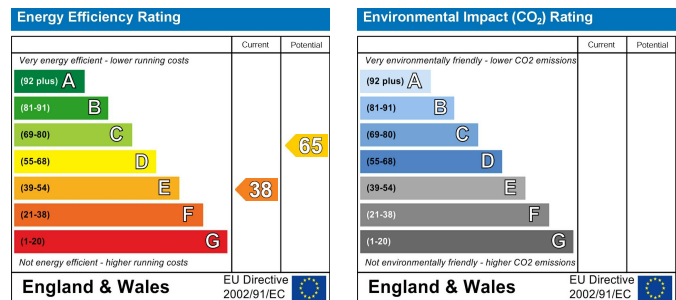
Total area: approx. 1242.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the A488 Bishops Castle Road into the village of Hanwood, proceed over the bridge and past the village store before turning left immediately before the garage onto Orchard Lane. Proceed up the lane where the property will be found on the right hand side approx. half way up.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Gas is available in the lane.

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

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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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