

FOR SALE

Apple Cottage, 1 Main Road, Hanwood, Shrewsbury, SY5 8LY

Approximate Floor Area = 129.5 sq m / 1394 sq ft  
(Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79154



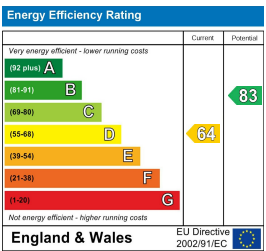
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Price Guide £400,000

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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented semi detached property with wonderful gardens offering the most idyllic setting with spectacular countryside views. The property has been completely updated throughout to an incredibly high standard and offers superb, flexible and flowing accommodation.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Mileages: Shrewsbury 3.8 miles Telford 16.9 Miles. All Mileages are approximate.

  
3 Reception  
Room/s

  
4 Bedroom/s

  
2 Bath/Shower  
Room/s





- Popular rural village
- Wonderful breakfast/kitchen
- Private driveway with space for multiple vehicles
- Beautiful tiered gardens
- In all approx 1/3 of an acre
- Stunning views

**DIRECTIONS**  
From Shrewsbury proceed west and on arrival at the main A5 round about take the second exit along the A488. Proceed through Lower Edgebold and on arrival at Hanwood the property will be found on the left hand side.

**LOCATION**  
The property is attractively positioned on the outskirts of the popular village of Hanwood and is within walking distance of a number of amenities including a public house, shop and primary school. The village is particularly convenient for commuters giving easy access to the A5 which links north to Oswestry or south-east to Telford. Shrewsbury Town Centre offers a comprehensive shopping centre, selection of leisure facilities and a rail service. There is also a bus service through the village to Shrewsbury.

**DESCRIPTION**  
Apple Cottage is a beautifully presented 4 bedroom family home with spacious and well laid out flowing accommodation. The property has been sympathetically updated throughout and now includes a recently updated kitchen with centre island. Stairs lead down to the snug with a "Clearview" log burning stove and access door to the rear patio. The dining room leads off from the kitchen and is a great room centrally positioned in the property. This room could be used as it is or would make a lovely family room. There is a brick feature fireplace place with a further log burning stove, front door and a staircase leading to the first floor. Beyond the dining room is the sitting room with lovely views of the patio and gardens. Completing the accommodation on the ground floor is a utility room and shower room with WC.

On the first floor there is a stunning principle bedroom suite with dressing area and dual aspect windows. There are a further three bedrooms, one is currently used as a study and there is a family bathroom.

**ACCOMMODATION**  
**KITCHEN/BREAKFAST ROOM**  
A recently updated kitchen with a selection of floor and wall units, tiled floors, granite work tops, Belfast sink, centre island with breakfast bar, Range cooker with extractor over, built in fridge/freezer, wine fridge and dishwasher.

**SNUG**  
An incredibly cozy room with access outside and a feature fireplace with log burning stove.

**DINING ROOM**  
A substantial space with large feature brick built fireplace with log burning stove.

**SITTING ROOM**  
French doors leading to the patio.

**UTILITY ROOM**  
Fitted worktop with sink unit.

**SHOWER ROOM**  
Low level WC, wash hand basin and shower cubicle.

**BEDROOM ONE**  
A lovely proportioned room with high ceilings and a dressing area with built in wardrobes. Some lovely views of the gardens and local countryside.

**BEDROOM TWO**  
High ceilings, window over looking the front of the property.

**BEDROOM THREE**  
Over looking the front of the property.

**BEDROOM FOUR**  
Currently used as an office.

**FAMILY BATHROOM**  
Tiled bathroom with separate bath and shower.

**OUTSIDE**  
The property has a private driveway to the side that offers a huge amount of space for private parking.

**GARDENS**  
The mature and landscaped gardens offer a truly tranquil setting with some wonderful views of the local countryside. The gardens are tiered and include a selection of specimen trees, a great place for a walk or for children to play. There is a large lawned area and several different spots to take a seat and enjoy the setting. There is also a lovely patio area perfect for al fresco entertaining.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
The property is in Council Tax band 'B' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.