



**FOR SALE**

Offers In The Region Of £400,000

**The Brambles, Orchard Lane, Hanwood, Shrewsbury, SY5 8LE**

An appealing and spacious detached chalet bungalow set on a generous plot with double garage and large gardens backing on to open countryside, located on the edge of the village.



# FOR SALE

MILEAGES: Shrewsbury 4 miles, Telford 17.5 miles, (All distances are approximate)



- **Detached chalet bungalow**
- **Living accommodation circa 136msq**
- **New alarm system**
- **Double garage and secure parking**
- **Large gardens**
- **Attractive rural views**

## DIRECTIONS

From Shrewsbury town centre, proceed along Port Hill and then over the Port Hill roundabout onto Radbrook Road until reaching the A5 roundabout. Go straight across onto the A488 Bishops Castle road and after about 1 mile, on entering Hanwood, continue into the village. Carry on past the Cock Inn public house on the right hand side, go over the small bridge taking the left turn at the shop by the car garage. Proceed up Orchard Lane and the property will be identified on the left hand side.

## SITUATION

The property is attractively positioned on the edge of this highly sought after village and is within walking distance of a number of amenities including the village pub, 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 comprehensive shopping and leisure facilities together with a rail service. There is also a regular bus service through the village to Shrewsbury or Pontesbury.

## DESCRIPTION

The Brambles is attractively positioned on a peaceful no through lane and has been particularly well maintained and offers appealing and versatile accommodation. To the ground floor there is a generous lounge with sliding patio doors leading out to the large rear garden. The kitchen provides a range of fitted units and integral appliances whilst there is also a useful utility room and guest WC. The principal bedroom with en-suite shower room is also located on the ground floor and the spacious reception hall offers a snug/dining area. To the first floor there are two spacious double bedrooms and the main bathroom. Outside there is a long driveway which leads to the rear of the property where there is a detached double garage and secure parking area for numerous vehicles. The gardens are a particularly attractive feature and the majority are positioned to the rear and comprise patio seating areas, large flowing lawns interspersed with numerous well stocked herbaceous beds and borders. Prospective purchasers will no doubt be pleased to note that the rear gardens benefit from some attractive views over adjoining fields.

## ACCOMMODATION

Covered entrance with part glazed entrance door leading into:

## RECEPTION HALL

With staircase rising to first floor, built in understairs storage cupboard, useful reading/snug area and doors to:

## GUEST WC

With suite comprising low level WC, wash hand basin and tiled splash.

## LOUNGE

With ornamental fireplace housing a Living Flame coal effect gas fire, sliding patio doors leading onto rear patio and overlooking the gardens.



1 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



## KITCHEN

Providing an attractive range of modern eye and base level storage cupboards and drawers with generous work surface over and incorporating a sink unit and drainer with mixer tap. Space and plumbing for dishwasher, integral fridge, integral freezer, integral electric oven and grill with separate 4-ring gas hob unit and filter hood over, part tiled walls and tiled splash.

## UTILITY ROOM

With wall mounted Worcester gas fired central heating boiler, fitted work top, space and plumbing for washing machine, space for tumble dryer, storage cupboards and part glazed access door to side of property.

## BEDROOM 1

With a range of built in double wardrobes with overhead storage cupboards, coved ceiling and door to:

## EN-SUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin in vanity unit with storage cupboards under, walk-in shower cubicle with wall mounted electric shower. Fully tiled walls.

## FIRST FLOOR LANDING

With access to loft space and doors to:

## BEDROOM 2

With access to eaves storage area.

## BEDROOM 3

With access to eaves storage area, attractive views.

## BATHROOM

Providing a coloured suite comprising low level WC, pedestal wash hand basin and panelled bath.

## OUTSIDE

The property is approached through twin ornamental iron gates onto a large driveway which extends down one side of the property to a generous parking area in front of the detached double garage. Purchasers should note that the parking area offers excellent storage space for those with a small motor home or boat.

## DOUBLE GARAGE

With up and over metal entrance doors, power and light points and pedestrian access door leading to gardens.

## THE GARDENS

The front gardens offer neatly manicured lawns with surrounding herbaceous beds and borders. The majority of the gardens are positioned to the rear and these offer a patio seating area which sits adjacent to the living room. The majority are then laid to large flowing lawns which contain numerous well stocked and established herbaceous beds and borders with a number of different specimen shrubs and plants. There is also an attractive wild life meadow section and further private seating areas which allow for some attractive views over adjoining fields and farmland in the distance.

## GENERAL REMARKS

### 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. Gas central heating system. None of these services have been tested.

### TENURE

Freehold. Purchasers must confirm via their solicitor.

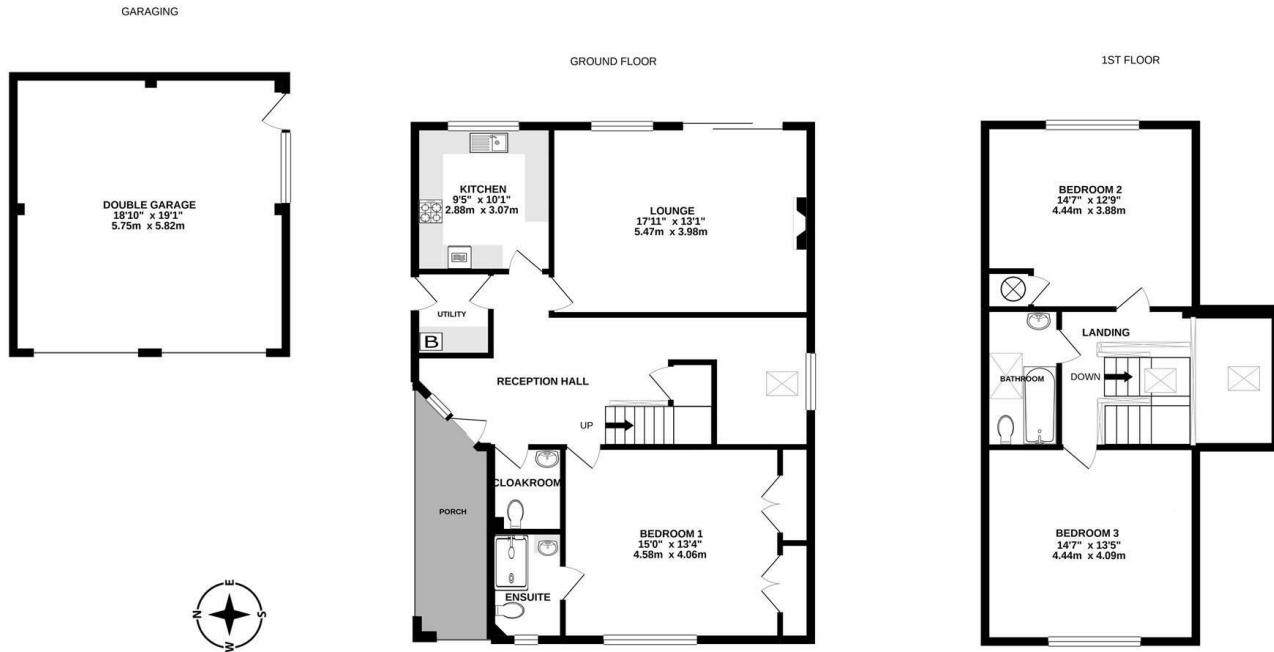
### COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.com](mailto:shrewsbury@halls.com)

## The Brambles, Orchard Lane, Hanwood, Shrewsbury, SY5 8LE



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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 Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		82
(B1-91) B		
(C9-80) C		
(D5-68) D	60	
(E9-54) E		
(F21-38) F		
(G1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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