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St. Annes Way, Hanwood, Shrewsbury

Offers Around
£269,995



Property Description

This is a stylish semi-detached house which is beautifully presented offering attractively and thoughtfully designed accommodation. We love the setting on this recently built Shingler Homes development which is situated on the fringe of this sought after village, which is ideal for access to the bypass and west side of Shrewsbury.

approached into a through hallway with guest cloakroom, the lounge is situated at the rear of the property and has French doors leading into the garden, the kitchen/breakfast room is excellent with very attractive units a range of integrated appliances and plenty of room for a table, a useful utility room completes the ground floor.

On the first floor bedroom one has fitted wardrobes and an attractive en-suite shower room, there are two further bedrooms and a well appointed bathroom.

There is a drive with parking for two cars, gate leading to a useful improved area to the side of the house which then opens into the REAR GARDEN, this is a very nice feature of the property with an extended patio, lawn and borders.

Accommodation

ENTRANCE HALL

CLOAKROOM

LOUNGE

KITCHEN/DINER

UTILITY ROOM

BEDROOM ONE

EN-SUITE SHOWER ROOM

BDROOM TWO

BEDROOM THREE

BATHROOM

4.9m x 3m (16'0" x 9'10")

4.4m x 2.9m (14'5" x 9'6")

1.6m x 1.6m (5'2" x 5'2")

4.1m x 2.9m (13'5" x 9'6")

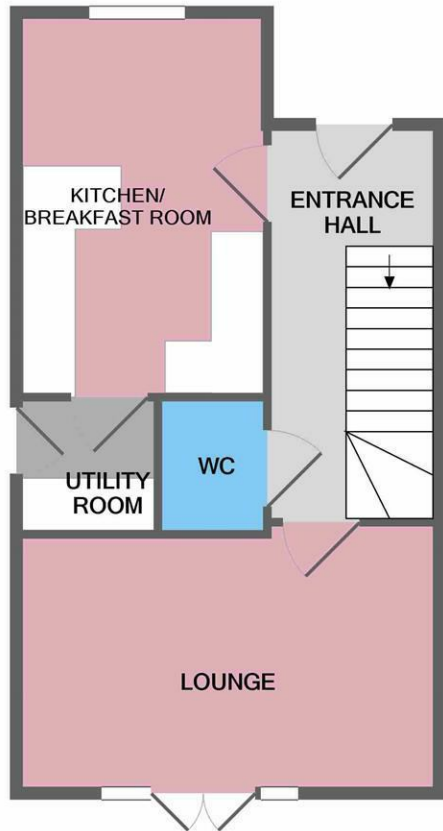
3.4m x 2m (11'1" x 6'6")

3m x 2.8m (9'10" x 9'2")

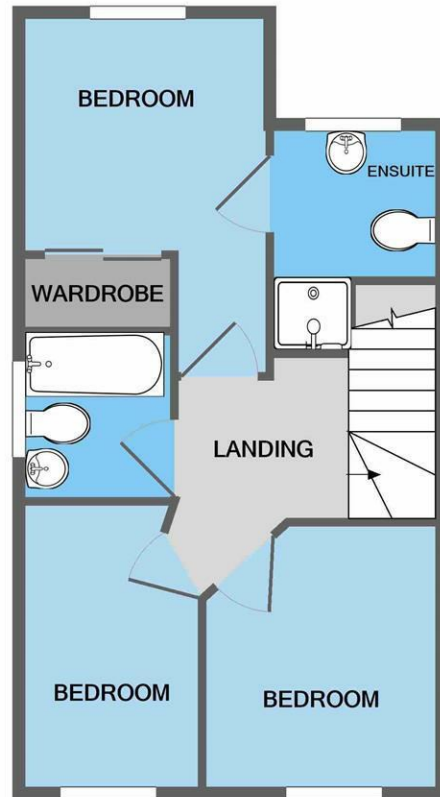
Tenure: Freehold



Floor Plan: St. Annes Way, Hanwood, Shrewsbury



GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

12 Shoplatch, Shrewsbury, Shropshire, SY1 1HL

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9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

