



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 Beech Close, Hanwood, Nr Shrewsbury SY5 8RA**

**£260,000 Region**

To view this property please call us on **01743 236 800** Ref: C7120/DE/MU

An attractively situated, spacious 3 bedroomed detached bungalow in a pleasant cup-de-sac position in this popular village approx 4 miles west of Shrewsbury.

The property provides well proportioned accommodation offering scope for some upgrading having the benefit of gas-fired central heating and double glazing, garage, workshop and a private garden.

Occupying a pleasant cul-de-sac position in this popular village approx. 4 miles west of Shrewsbury with good local facilities nearby. The property is also very well placed for access to the A5 and motorway networks.



## FLOOR PLANS





---

## INSIDE THE PROPERTY

### ENTRANCE VESTIBULE

### ENTRANCE HALL

With boiler cupboard housing gas-fired central heating boiler.  
Linen cupboard.

### EXTENDED LOUNGE

12'5" x 14'10" (3.79m x 4.51m)  
With gas coal effect fire on raised slate hearth

### GARDEN ROOM

With high ceiling and patio doors to garden.

Double doors from lounge to :

### DINING ROOM

9'1" x 10'8" (2.76m x 3.26m)  
Window to rear.

### KITCHEN

9'11" x 10'8" (3.03m x 3.26m)  
Fitted with a range of units comprising wall and base units  
with space for washing machine.

### BEDROOM 1

11'8" x 11'1" (3.56m x 3.37m)  
With oriel bow window.

### BEDROOM 2

11'8" x 11'5" (3.56m x 3.48m)  
Window to side.  
Range of fitted wardrobes.

### BEDROOM 3

10'1" x 8'0" (3.07m x 2.44m)  
Window to side.

### BATHROOM

With walk in shower  
Vanity unit with wash hand basin  
Low flush wc  
Tiled splash areas.

### OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a tarmacadam driveway with open plan front garden with shaped lawn with gravelled areas and shrubs.

To the side of the property is an ATTACHED GARAGE with up and over door. Timber built workshop.

Attractive and private REAR GARDEN laid to shaped lawn with flower and shrub borders, paved patio. The whole enclosed by close boarded fencing and hedging.

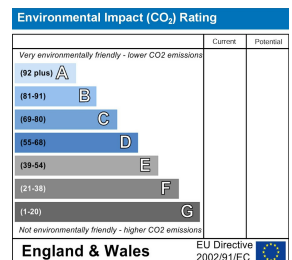
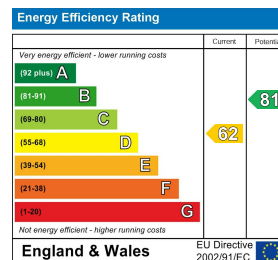


## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Pontesbury/Bishop's Castle Road) and proceed into the village of Hanwood and after passing the church, turn left into Woodlands Avenue. Follow the road round to the left and then turn left into Beechwood Close where the property will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### 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

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.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)