

# 7 St. Annes Way Hanwood Shrewsbury SY5 8JH



3 Bedroom House - Semi-Detached  
£1,250 PCM

## The features

- EXCLUSIVE DEVELOPMENT
- SPACIOUS LIVING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- DRIVEWAY PARKING
- FITTED KITCHEN WITH APPLIANCES
- UTILITY ROOM AND CLOAKROOM
- TWO FURTHER BEDROOMS
- ENCLOSED REAR GARDEN
- EPC RATING B



**A unique opportunity to rent this wonderful 3 bedroom home, which offers a modern open-plan kitchen/ dining room and separate living room. The property benefits from a utility room and downstairs cloakroom. The first floor comprises of the principal bedroom with ensuite, and two further bedrooms and a family bathroom, Located in this exclusive development on the edge of popular Village of Hanwood. Viewing highly recommended to fully appreciate the space and high specification features this home offers.**

### **Property details**

**ENTRANCE HALL** 6'1" x 14'9" ( 1.87 x 4.51)

**OPEN PLAN KITCHEN/DINING ROOM**  
9'4" x 14'3" (2.85 x 4.36)

**UTILITY ROOM** 5'2" x 5'1" (1.58 x 1.57)

**CLOAKROOM** 3'8" x 5'1" (1.12 x 1.57)

**LIVING ROOM** 15'8" x 9'7" (4.80 x 2.94)

**STAIRS AND LANDING** 3'2" x 8'0" (0.99 x 2.44)

**PRINCIPAL BEDROOM** 9'3" x 9'3" (2.84 x 2.83)

**EN SUITE** 6'0" x 4'4" (1.84 x 1.34)

**BEDROOM 2** 8'10" x 9'8" (2.7 x 2.97)

**BEDROOM 3** 6'4" x 10'10" (1.94 x 3.32)

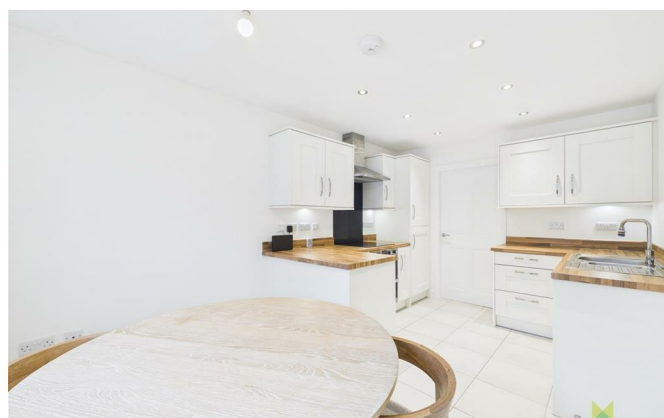
**FAMILY BATHROOM** 5'6" x 6'3" (1.68 x 1.93)

### **OUTSIDE**

To the rear of the property is fully enclosed good sized rear garden mainly laid to lawn with patio area with wonderful views. Driveway parking

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## Judy Bourne

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## Get in touch

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## Shrewsbury office

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HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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