

48 Atherton Rise Hanwood Shrewsbury SY5 8BS



3 Bedroom House - Semi-Detached
Guide Price £285,000

The features

- CONSTRUCTED IN 2020 BY SHROPSHIRE HOMES
- ELEVATED POSITION WITH STAGGERING VIEWS
- UNIQUELY STYLED AND MUCH IMPROVED INTERIORS
- GENEROUS LIVING AND ENTERTAINING SPACES
- NEARBY TO AMENITIES, SCHOOLING AND ROAD LINKS
- THREE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING
- CHARMING FRONT AND REAR GARDENS
- EPC RATING B



*** INDIVIDUALLY STYLED AND MUCH IMPROVED WITH GENEROUS REAR GARDEN ***

An exciting opportunity to acquire this well proportioned semi detached home which has undergone an extensive scheme of improvements and offering "turn key ready" living ideal for first time buyers, growing families or those downsizing. Constructed in 2020 by reputable local house builder Shropshire Homes the footprint of the house offers comfortable every day living and far reaching views from an elevated position across to the South Shropshire hills.

Set in a wonderful larger than average plot with delightful gardens which have been carefully designed and now well established on the edge of this sought after village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Generous Living Room, Kitchen and Dining Room, Three Bedrooms, en-suite Shower Room and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with ample parking and landscaped rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular village, ideal for commuters with ease of access to the A5/M54 motorway network. Hanwood has good local facilities including post office/general store, school, active village hall, restaurant/public house and is a short drive from the Town Centre and all of its amenities.

ENTRANCE HALL

Approached via part glazed front door and laid to striking decorative tiled flooring with doors into the

CLOAK ROOM

With low-level flush WC, hand wash basin and wall mounted radiator.

LIVING ROOM

A generously proportioned reception room with bay window to the front and laid to engineered oak flooring.

OPEN PLAN KITCHEN AND DINING ROOM

Fitted with a range of timeless shaker style cabinetry under contrasting wood effect work surfaces incorporating 1.5 stainless steel drainer sink and flooring gas burner hob. Further range of matching eyelevel units and integrated appliances including undercounter oven, fridge freezer and dishwasher. Space for a washing machine and a tumble dryer. French doors onto the patio and staircase with under storage rising to the first floor.

The staircase opens into a central landing with loft access and off which radiate the bedrooms.

PRINCIPAL BEDROOM

A double bedroom with built-in wardrobe and delightful open aspect to the front enjoying staggering rural views.

EN-SUITE SHOWER ROOM

Part tiled and fitted with white suite comprising corner shower cubicle, low-level flush WC and hand wash basin with mounted vanity unit over. Radiator and window to side.

BEDROOM TWO

Further double bedroom of excellent proportions with two built-in storage cupboards and window overlooking the garden.

BEDROOM THREE

A generous single bedroom with built-in storage and views to the front.

FAMILY BATHROOM

Partly tiled with white suite comprising panelled bath with dual showerhead over, low level flush WC and hand wash basin with mounted vanity unit over. Radiator and window to front.

OUTSIDE

The beautifully landscaped rear garden has been carefully designed to offer a blend of terracing, lawn, well

stocked flowerbeds and elevated seating areas.

Extending from the rear of the house is a superb alfresco dining and entertaining area under a Veranda to enjoy throughout the seasons. Approached under a striking wisteria archway the garden leads up to a raised decking area which offers a vista across to the iconic Shropshire Hills. Within the garden is a useful garden shed and a space to the side of the house for further outside storage if required.

The property is approached over hardstanding providing comfortable parking for three vehicles. To the side of the house is an enclosed gravel courtyard area approached via wrought iron gate. Ideal for those with young children or dogs as an excellent security measure. The front garden is mainly laid to lawn and interspersed with flowerbeds stocked with seasonal flowering perennials. EV charging point.

SERVICES

Mains gas, electricity, water and drainage.

GENERAL INFORMATION

AGENTS NOTE

Annual service charge of £190.00 payable to Shropshire Homes Management Services for communal areas.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in band C. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

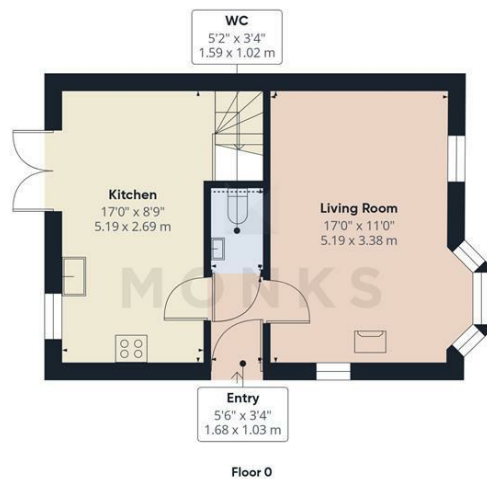
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area^m
784 ft²
72.8 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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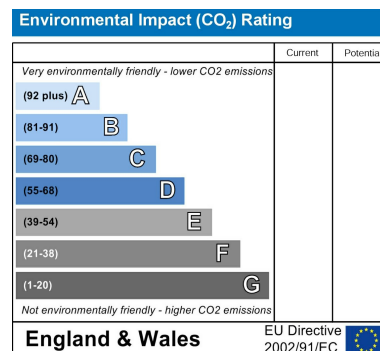
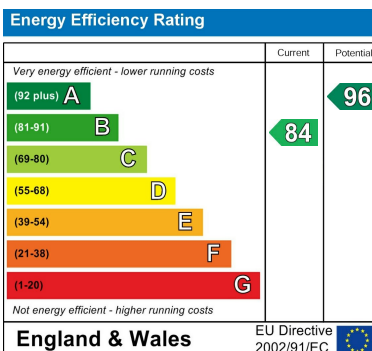
Shrewsbury office

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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