



7 Birch Drive, Hanwood, Shrewsbury, SY5 8RG

4 bedroom detached house — £410,000 Freehold

7 Birch Drive, Hanwood, Shrewsbury, SY5 8RG

Coopergreenpooks.co.uk

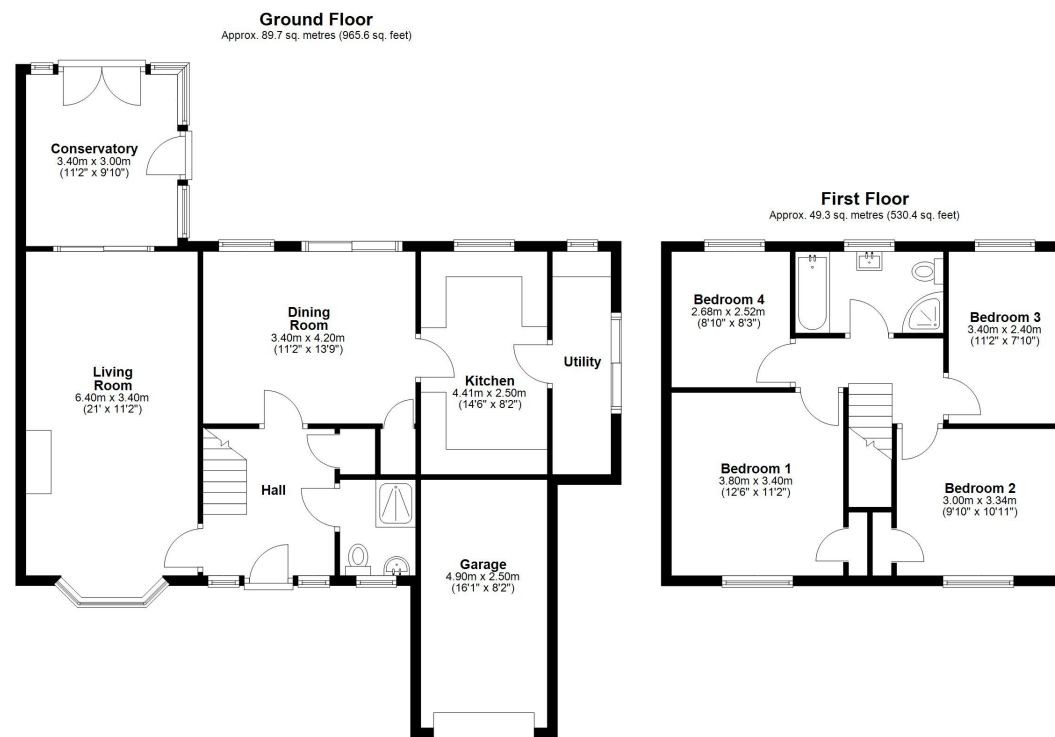
£410,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position with beautiful views over the Rea Brook and woodland, this well-proportioned detached house offers versatile and practical accommodation, situated at the end of a quiet cul-de-sac, with a large private garden, driveway parking, and single garage.

KEY FEATURES

- Good sized entrance hall with useful storage, re-fitted modern shower room, and staircase to landing
- Large living room with feature fireplace, bay window to front, and access to the conservatory which opens onto the rear garden
- Separate dining room, also having built-in storage and glazed doors onto the garden
- Fitted kitchen with a range of units, space for appliances, and door to the very practical utility/boot room
- On the first floor are four generous bedrooms, two of which have built-in wardrobes, and a lovely re-fitted family bathroom with separate shower
- uPVC double glazed windows and gas fired central heating
- Impressive private rear garden adjoining the Rea Brook, comprising areas of lawn and raised paved terracing. There is also a timber summerhouse, gated access to side, and steps leading down to the brook
- To the front of the property is a block paved driveway providing plenty of parking, and an attached single garage
- A very quiet and convenient location at the end of a cul-de-sac, a short walk from the local primary school, park, village pub and shop, as well as being just a couple of minutes from the A5 and only ten minutes from the centre of Shrewsbury



Total area: approx. 139.0 sq. metres (1496.1 sq. feet)











7 Birch Drive, Hanwood, Shrewsbury, SY5 8RG

£410,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

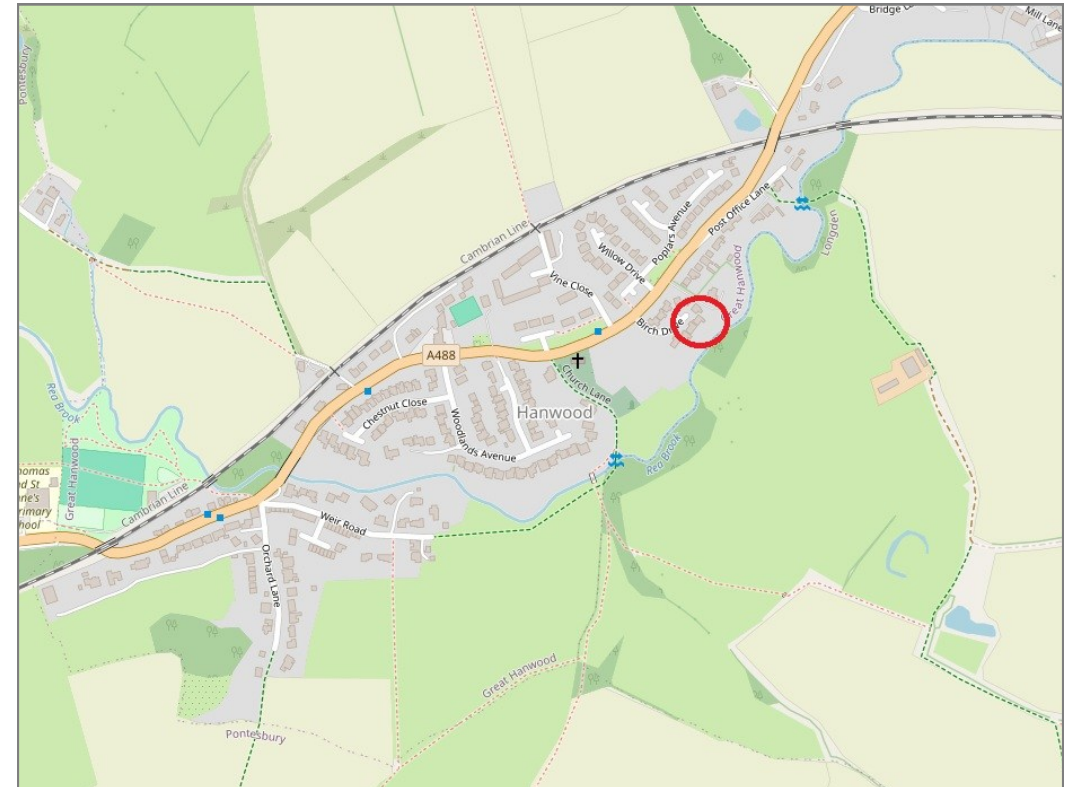
rightmove 

onTheMarket.com 

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

7 Birch Drive, Hanwood, Shrewsbury, SY5 8RG

Coopergreenpooks.co.uk

£410,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.