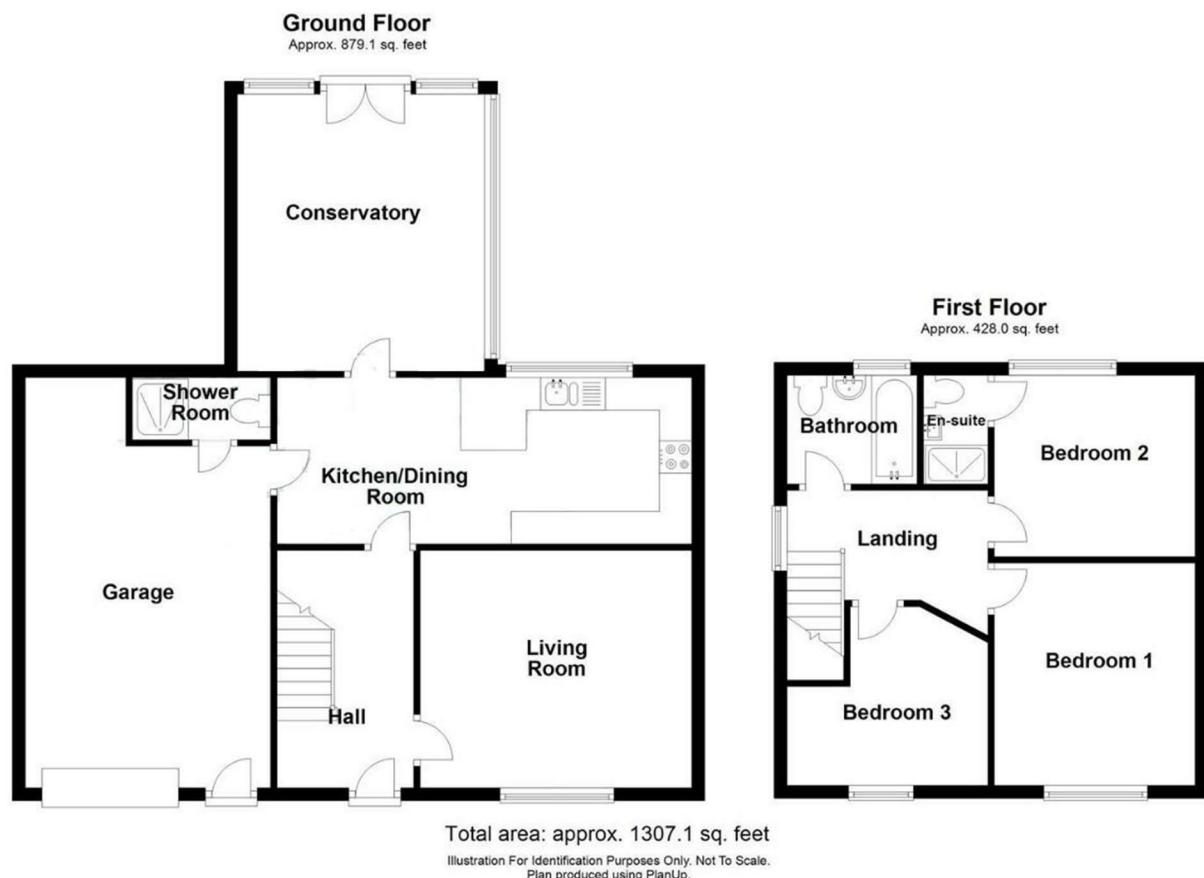


FOR SALE

10 Caradoc Crescent, Shrewsbury, SY2 5RG



FOR SALE

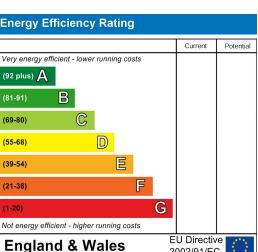
Offers in the region of £195,000

10 Caradoc Crescent, Shrewsbury, SY2 5RG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A recently renovated semi detached property, with garage (potential to be converted, subject to necessary planning consent) and gardens, set in a cul-de-sac position.

Halls¹⁸⁴⁵

01743 236444

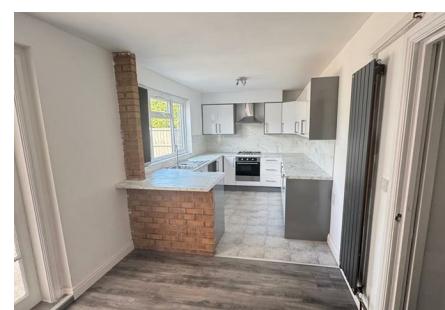
Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **3 bedrooms (one en suite)**
- **Kitchen/dining room**
- **Internally and externally updated**
- **Well presented**
- **Rear gardens**
- **Off street parking**

DIRECTIONS

What3words - //silk.cure.really

SITUATION

The property is tucked away in the corner of a quiet cul-de-sac with a lovely outlook to the front, while being on the doorstep of Belvidere Secondary school and a short walk from a choice of primary schools, as well as being close to an excellent range of amenities and less than two miles from the town centre. The property is within easy reach of the Shrewsbury bypass which allows easy access onto the M54 motorway link to the West Midlands.

DESCRIPTION

The property has been greatly improved and now offers an incredibly well presented family home or rental investment that is ready to go.

Potential purchasers should note that the property is non-traditional construction and as such we recommend arranging suitable finance before viewing. (Our own recommended Mortgage Advisors are able to help).

The property benefits from full gas-fired central heating and double glazing. On the ground floor there is a spacious entrance hall with a good sized sitting room, a spacious and well appointed kitchen fitted with a range of modern high gloss units with dining area, that leads through a lovely and well proportioned conservatory. Also from the dining area a door allows access to the garage with ground floor shower room/cloakroom. The garage could be converted to further ground floor accommodation.

On the first floor there are 3 spacious bedrooms, one of which has an en-suite shower room. There is a further family bathroom with a modern white suite. Outside there is a large garage, parking space together with a generous forecourt. To the rear there is a good sized garden with a paved patio area. The whole enclosed and capable of an attractive layout.

ACCOMMODATION

ENTRANCE HALL

Staircase to firs floor and doors off and to:-

LIVING ROOM

A spacious room with window overlooking the front of the property.

KITCHEN DINER

Providing a range of gloss fronted eye and base level units with generous worksurface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Integral oven with four ring gas hob unit over, extractor fan. Space and plumbing for washing machine, space for fridge freezer.

CONSERVATORY

With french doors leading out to rear garden.

FIRST FLOOR LANDING

Doors off and to:-

BEDROOM ONE

With window to front.

BEDROOM TWO

Door to:-

ENSUITE SHOWER ROOM

Providing a low level WC, pedestal wash hand basin and shower cubicle.

BEDROOM THREE

With window to front.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, splash screen, fully tiled walls.

OUTSIDE

To the front, is a large garage and parking space together with a generous forecourt. To the rear there is a good sized garden with a paved patio area. The whole enclosed and capable of an attractive layout.

GARAGE

With metal up and over entrance door, potential for conversion to create additional ground floor accommodation, subject to the necessary planning consents.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.