



22 Caradoc View, Hanwood, Shrewsbury, Shropshire, SY5
8NB

www.hbshrop.co.uk



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Offers In The Region Of £269,995

Viewing: strictly by appointment
through the agent



HOLLAND
BROADBRIDGE

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Shropshire, SY5 8NB

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Occupying a large corner plot within a pleasing cul-de-sac position, this is an improved, spacious and well presented three bedroom semi detached house offered for sale with NO UPWARD CHAIN. The property is situated within the popular village location of Hanwood, a small village situated west of Shrewsbury with essential local amenities including: convenience store with post office, public house and community hall. The surrounding area is great for countryside walking with scenic footpaths and Brookside trails. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M45 motorway network.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, modern refitted kitchen/breakfast room, utility room, refitted bathroom, first floor landing, three bedrooms, WC, driveway providing ample off street parking, rear gardens, gas fired central heating, UPVC double glazing, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge/diner

16'5 x 12'0

Having engineered wooden flooring, period style fireplace with decorative fire surround, UPVC double glazed window to front and rear of property, UPVC double glazed French doors giving access to rear of property, two radiators, picture rail.

Door from entrance hallway gives access to:

Modern refitted kitchen/breakfast room

12'8 max reducing down to 9'2 min x 10'6

Having contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker canopy over, two UPVC double glazed windows to rear, vinyl floor covering, radiator.

Doorway from kitchen/breakfast room gives access to:

Utility room

9'6 x 5'4

Having two fitted base units, cupboard housing gas fired central heating boiler, fitted worktops with inset circular stainless steel sink with mixer tap over, UPVC double glazed window to side, wall mounted heating towel rail, vinyl floor covering, UPVC double glazed door giving access to rear gardens.

From entrance hallway door gives access to:

Refitted bathroom

Having a modern contemporary suite comprising: Panel bath with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit with store cupboard below, UPVC double glazed window to front, vinyl floor covering, wall mounted heated chrome style towel rail.

From entrance hallway staircase with brand new fitted carpet leads to:

First floor landing

Having UPVC double glazed window to rear, radiator, picture rail, loft access.

Doors from first floor landing then give access to: Three bedrooms and separate WC

Bedroom one

13'5 x 9'6

Having UPVC double glazed window to front, radiator, brand new fitted carpet, built-in wardrobe.

Bedroom two

12'0 x 8'3

Having UPVC double glazed window to front, radiator, built-in wardrobe.

Bedroom three

9'0 x 7'11

Having UPVC double glazed window to rear, radiator.

WC

Having low flush WC, UPVC double glazed window to rear, radiator, vinyl floor covering.

Outside

To the front of the property there are generous size lawn garden with paved pathway giving access to front door which intends to the side of the property. Mature trees, shrubs and bushes. The front gardens are enclosed to two sides by mature hedging. To the side of the property there is a stone driveway providing ample off street parking. Gated pedestrian access then leads to the property's:

Rear gardens

Comprising: Large paved sun terrace/patio, lawn garden, timber garden shed. The rear garden are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not

been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

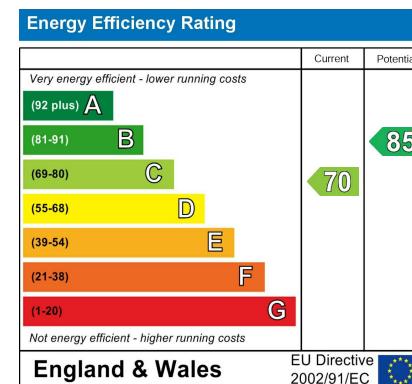
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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

