



Zaza Johnson & Bath
Estate Agents

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72 Caradoc View, Hanwood, Shrewsbury, Shropshire, SY5 8ND

Offers in the Region Of £120,000

An excellent opportunity to purchase a sizeable, ground-floor apartment with no upward chain. Ideal for a first-time buyer, investor or downsizer, the property enjoys a convenient position within a sought-after village just a few miles from the county town of Shrewsbury. The accommodation briefly comprises: Living Room, Kitchen/Dining Room, 2 bedrooms, Bathroom and Private Garden. Double Glazing.
Range of village amenities, close to bus route.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Entrance Hall

Tiled flooring, storage heater, folding doors to understairs storage cupboard, door to large walk-in store with power points.

Living Room 11' 6" x 11' 5" (3.50m x 3.48m)

Storage heater, double glazed window to the front.

Bedroom 1 12' 4" x 10' 6" (3.76m x 3.20m)

Storage heater, range of fitted bedroom furniture, double glazed window to the front.

Bedroom 2 8' 11" x 7' 4" (2.72m x 2.23m)

Storage heater, folding doors to built-in wardrobe, double glazed window to the rear.

Kitchen/Dining Room 10' 5" x 9' 3" (3.17m x 2.82m)

Tiled flooring, range of base and eye level units with laminated work tops, inset sink unit, half tiled walls, double glazed window to the rear. Built-in shelved pantry, built-in airing cupboard.

Bathroom

Fitted with 3 piece suite providing bath with shower unit over, wash basin and WC, fully tiled walls and flooring, storage heater, double glazed rear window.

Outside

Useful brick store.

Rear Garden

Approached onto a paved patio with low wall retaining gravel beds and selection of shrubs. Cold water tap. The garden is enclosed by fencing and hedging.

Lease Details

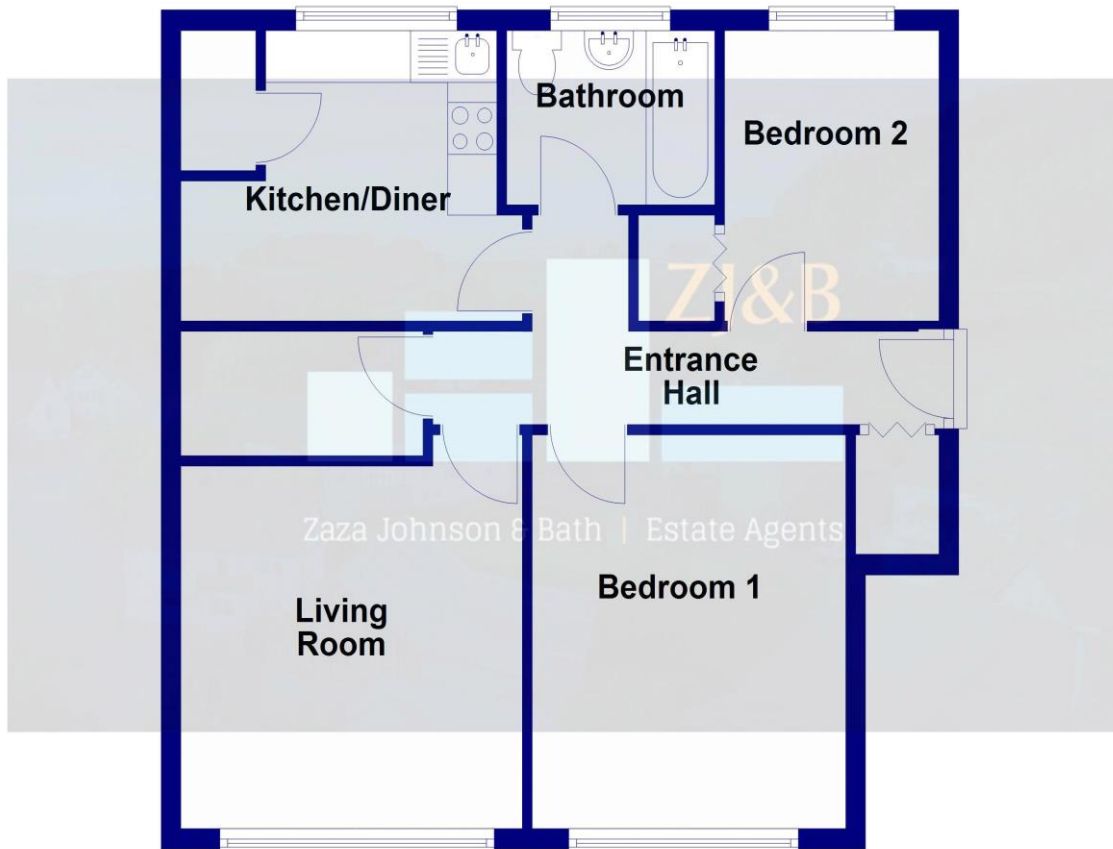
The property is held on a 125-year lease from June 1998. Approximately 93 years remaining.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

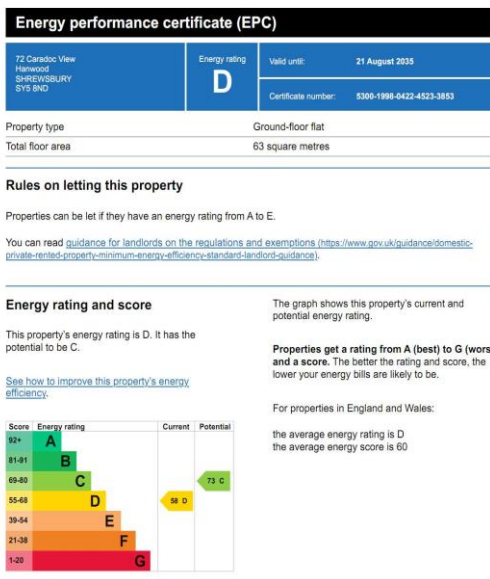
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



72 Caradoc View, Hanwood

FLOOR PLANS FOR GUIDANCE ONLY





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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