



**Zaza Johnson & Bath**  
Estate Agents

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

### **Offers in the Region Of £105,000**

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**

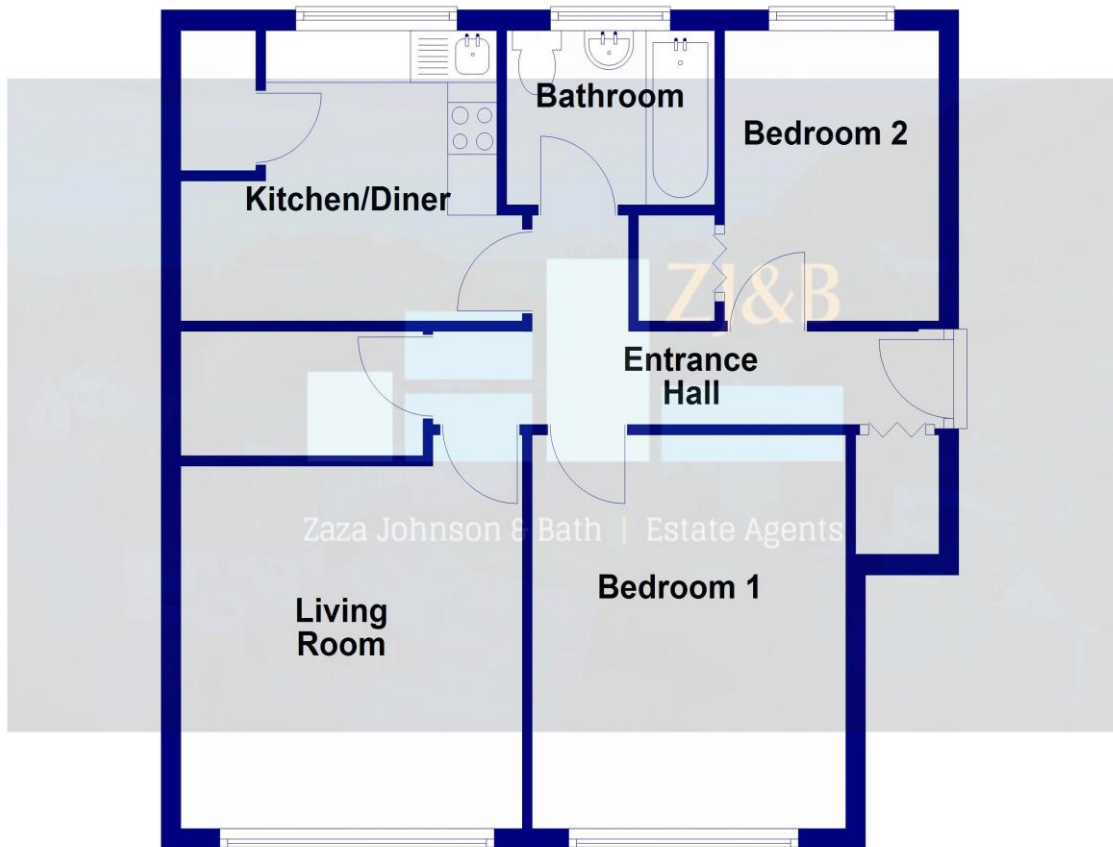
The property is held on a 125-year lease from June 1998. Approximately 93 years remaining.

### **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.

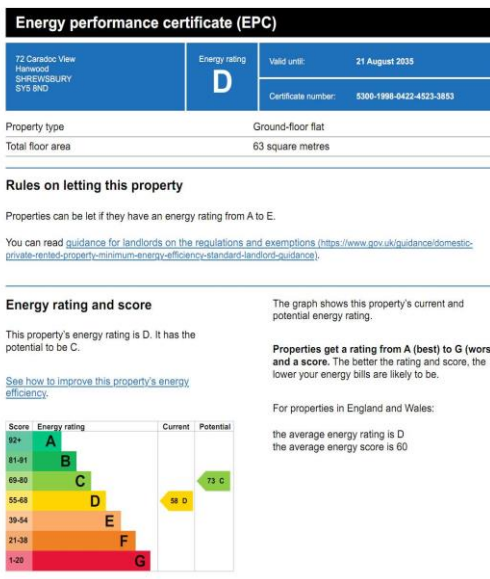
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## 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**