



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



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

£210,000

This attractive traditional 2 bedroom semi detached bungalow stands in an excellent setting with attractively presented private gardens. Accommodation provides: Entrance Hall, Generous Living Room, Kitchen/Breakfast Room, 2 Good Sized Bedrooms, Newly Fitted Bathroom (2024), DG, Driveway & Carport. Gas Central Heating. Sought After Village Location Just A Few Miles South West Of Shrewsbury. Early Viewing Is Recommended.



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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

Recessed Porch

Grey double-glazed composite entrance door.

Entrance Hall

Wooden flooring, radiator and access to loft space.

Living Room 14' 4" x 11' 4" (4.37m x 3.45m)

Wooden fire surround with marble inlay and hearth, double radiator, large double-glazed window to the front.

Kitchen/Breakfast Room 14' 0" x 9' 8" (4.26m x 2.94m)

Fitted with a good range of cream fronted units to 2 wall areas, laminated worktops with inset sink unit, integrated electric oven and 4-ring gas hob with steel splashback and filter hood above. Radiator, double-glazed window overlooking attractive rear garden, built-in airing cupboard, double-glazed composite door to the side.

Bedroom 1 11' 9" x 11' 1" (3.58m x 3.38m)

Radiator, double-glazed window to the front, range of Hammonds built-in bedroom furniture to one wall providing wardrobes, drawers and shelving.

Bedroom 2 9' 3" x 7' 5" (2.82m x 2.26m)

Radiator, double-glazed window to the rear overlooking the rear garden.

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Re-fitted in January 2024 with a contemporary white 3-piece suite, including bath with fully tiled walls around and twin shower heads above, circular wash basin set to stand with drawers beneath, WC, further half tiled walls, heated towel rail, extractor and double-glazed window to the rear.

Outside - Front

The property is approached through double gates leading on to a driveway providing parking and access to a carport with good headroom. The garden to the front is laid to lawn with a selection of shrubs set around and hedging to the front. Useful integral store also housing a Vailant gas central heating boiler.

Rear Garden

Another attractive feature of the property is the private rear garden, enclosed by walls and fencing with hedging to the rear boundary. The garden is predominantly laid to lawn with a variety of shrub borders and trees.

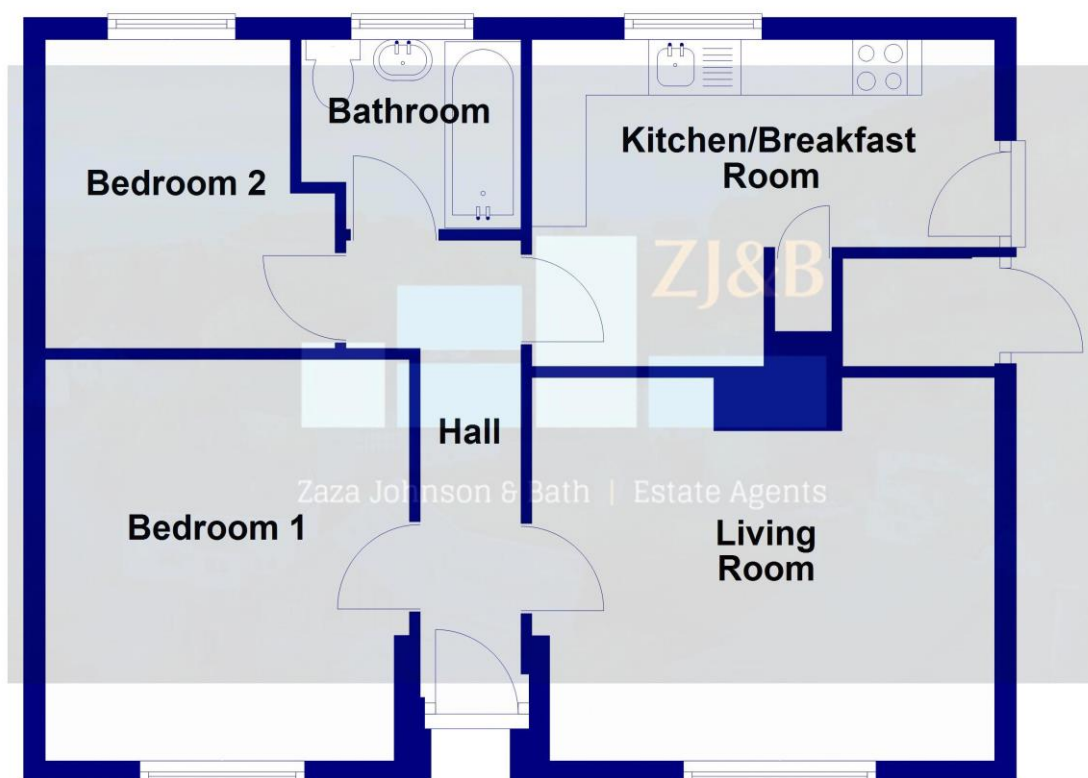
Timber Shed 11' 8" x 7' 10" (3.55m x 2.39m)

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. 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



36 Caradoc View, Hanwood

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
36 Caradoc View Hanwood SHROPSHIRE SY5 8ND	Energy rating	Valid until: 28 November 2035	
	C	Certificate number: 2663-3856-5209-9375-9200	
Property type		Semi-detached bungalow	
Total floor area		55 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

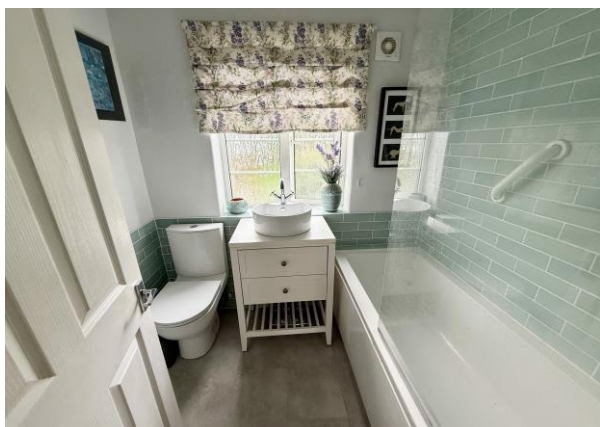
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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