

99 Caradoc View, Hanwood, Shrewsbury, Shropshire, SY5  
8NE

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**£250,000**

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a pleasantly situated, three bedroom semi detached house, offering well presented, improved and particularly spacious living accommodation throughout. The village of Hanwood is situated on the western fringe of Shrewsbury and within the village local amenities include: store / post office, active village hall, highly regarded primary school and Church. Access to local by-pass, linking up to the M54 motorway network and country town of Shrewsbury are readily accessible from the property. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, separate dining room, attractive kitchen, utility room, first floor landing, three bedrooms, re-fitted bathroom, landscaped front and rear enclosed gardens, generous driveway, large single garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with replacement double glazed entrance door with UPVC double glazed windows to side gives access to:

**Entrance hallway**

Having radiator with radiator cover, large part shelved store cupboard plus additional under stairs storage cupboard. Door to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, tiled splash surround, wall mounted gas fired central heating boiler, tiled floor, UPVC double glazed window to side.

From entrance hallway door gives access to:

**Lounge**

14'1" x 10'5"

Having UPVC double glazed window to front, radiator.

From entrance hallway door gives access to:

**Attractive kitchen**

10'7" x 8'10"

Having a range of eye level and base units with built in cupboards and drawers, space for appliances, fitted wooden worktops with inset 1½ stainless steel sink drainer unit with mixer tap over, space for appliances, wood effect flooring, tiled splash surrounds, UPVC double glazed window to rear, radiator. Arch from kitchen gives access to:

**Dining Room**

10'5" x 9'2"

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, coving to ceiling, radiator.

Part glazed door from kitchen gives access to:

**Utility Room**

10'5" x 7'10" excluding recess

Having eye-level and base units and built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, glazed window to rear, part glazed door to front and rear of property, tiled floor, service door to garage.

From entrance hallway stairs rise to:

**Half Landing**

Having UPVC double glazed window to side. Stairs then rise to:

**First Floor Landing**

Having loft access and linen store cupboard. Doors then give access to three bedrooms and re-fitted bathroom.

**Bedroom One**

13'4 max x 11'0"

Having UPVC double glazed window to rear, radiator.

**Bedroom Two**

12'5 max reducing down to 10'3 min x 9'6"

Having UPVC double glazed window to front, radiator, fitted store cupboard/wardrobe.

**Bedroom Three**

9'11" x 6'10"

Having UPVC double glazed window to front, radiator.

**Re-fitted Bathroom**

Having a modern three piece white suite comprising: Panel bath with wall mounted mixer shower over and curved glazed shower screen to side, low flush WC, wash hand basin with storage cupboard below, vinyl period style floor covering, radiator, part tiled to walls, UPVC double glazed window to rear.

**Outside**

To the front of the property there is an attractive garden comprises: lawn gardens with inset shrubs and bushes and paved pathway gives access to front door. To the side of this there is a tarmac driveway which gives access to:

**Large single garage**

18'7" x 8'3"

Having up and over door, fitted power and light.

**Rear Gardens**

The gardens offer good levels of privacy and comprise: Small raised decked area, paved patio, sun terrace, lawn gardens, timber garden shed, raised beds, a variety of specimen shrubs, plants and bushes. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all available to the property. 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**

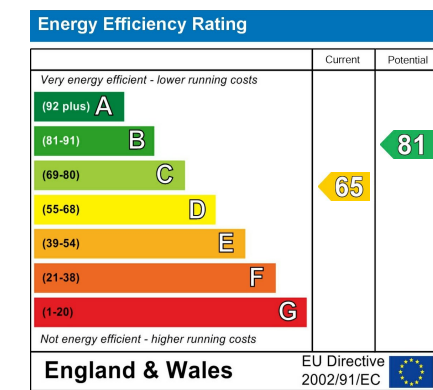
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

