

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

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Occupying a pleasant position within this popular and well-established village, this spacious and well-proportioned two double bedroom semi-detached house is offered for sale with the added benefit of NO UPWARD CHAIN. Hanwood is a delightful village situated approximately five miles south-west of Shrewsbury, offering an attractive combination of rural surroundings, a welcoming community atmosphere and convenient access to Shrewsbury town centre. The village provides a good range of local amenities, including a primary school, village shop, public house and a variety of community services, making it a popular choice for a range of buyers. An early viewing is highly recommended by the selling agent to fully appreciate the accommodation and position this property has to offer.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen/breakfast room, first floor landing, two double bedrooms, bathroom, separate WC, front, side and rear enclosed gardens, useful brick built store, communal residence parking, UPVC double glazing, popular village location, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Door from entrance hallway gives access to:

Lounge/diner

22'7 x 12'0 max reducing down to 8'11
Having UPVC double glazed windows to front and rear of property.

Door from lounge/diner and from entrance hallway gives access to:

Kitchen/breakfast room

10'9 x 9'3
Having eye level and base units with built-in cupboards and drawers, worktops with inset stainless steel sink drainer unit, tiled splash surrounds, vinyl floor covering, UPVC double glazed window to rear, part glazed door giving access to side of property, understairs storage cupboard.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window with a pleasing aspect to side, loft access, airing cupboard.

Doors from first floor landing then give access to: Two double bedrooms, bathroom and separate WC.

Bedroom one

16'2 max reducing down to 12'7 min x 9'8 excluding
Having two UPVC double glazed windows to front, built-in wardrobe plus walk-in over stairs storage cupboard.

Bedroom two

11'0 x 10'1
Having UPVC double glazed window to rear, open fronted store cupboard.

Bathroom

Having panel bath with electric shower over, pedestal wash hand basin, part tiled to walls, UPVC double glaze window to rear.

Separate WC

Having low flush WC, UPVC double glazed window to rear.

Outside

To the front of the property there is lawn garden with inset shrubs and tree. Paved pathway then leads to the front door and gated access then leads to a paved side area with useful brick store. Access is the given to the property's

Rear gardens

Which comprises: Paved patio area, paved pathway, lawn garden, outside cold tap.. The rear gardens are enclosed.

Services

Mains water, electricity, drainage 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).

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.

Disclaimer

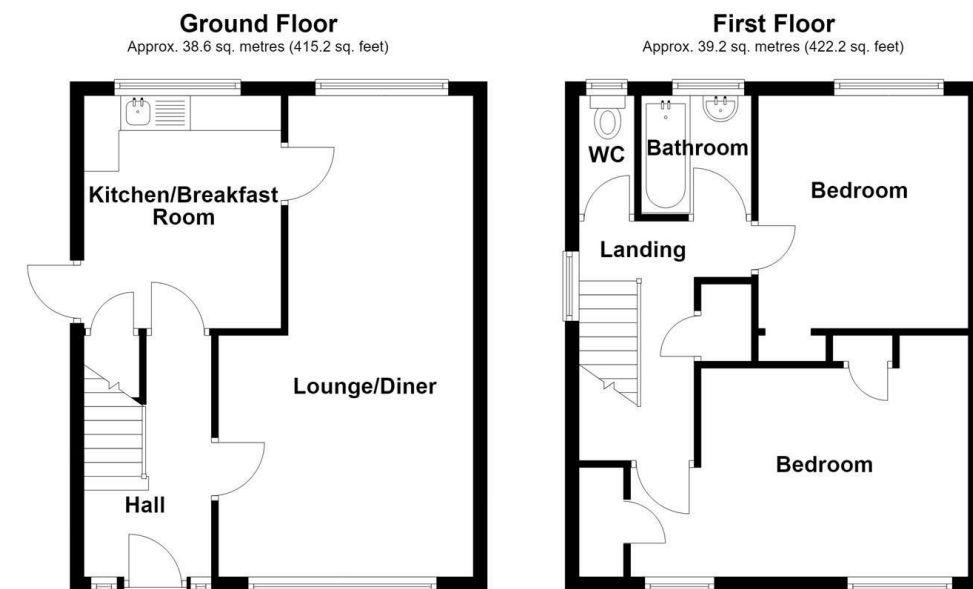
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS



For illustrative purposes only. Not to scale
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