

69 Caradoc View, Hanwood, Shrewsbury, SY5 8ND

2 bedroom first floor apartment — £130,000 Leasehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

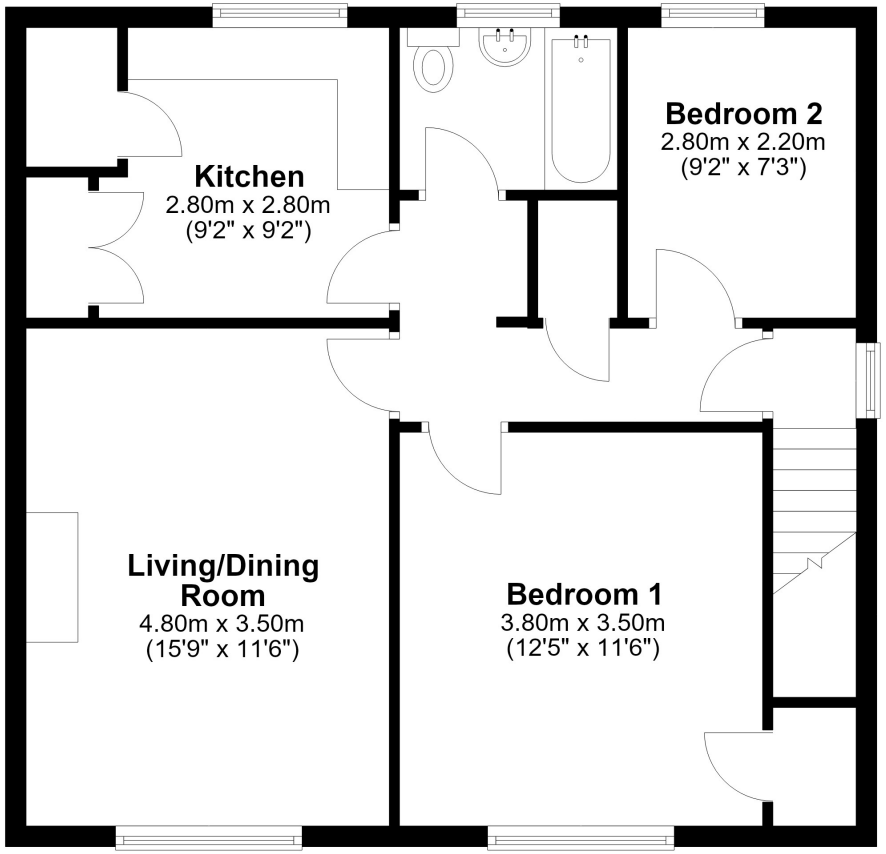
Quietly situated within a lovely setting with a pleasant outlook, this well-proportioned first floor apartment offers practical and improved accommodation, benefitting from a private landscaped garden, while being located just a 10-minute drive from the centre of Shrewsbury.

KEY FEATURES

- Entrance hall and staircase leading to the first floor landing, which has a window to side and useful store cupboard
- Good-sized living/dining room with a feature fireplace and large window to front
- Separate fitted kitchen, complete with a range of units, space for appliances, and built-in pantry
- Two generous bedrooms, with the main bedroom having a fitted wardrobe, and a family bathroom with shower
- uPVC double glazed windows and modern re-fitted electric heating throughout
- Improvements made by the current owner include a re-wire and new electric heaters in 2023, and a new hot water cylinder in December 2025
- The private landscaped garden is located to the right-hand side at the back of the property, and comprises a gravelled seating area, planted borders, and vegetable patch. There is also a timber garden store, as well as brick-built external storage
- To the front of the property are further lawned communal gardens and ample on street parking for residents
- A very quiet and convenient location on the fringe of a popular village, which has a primary school and shop, less than a mile from the A5 bypass, and just 10 minutes from Shrewsbury town centre

First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)





















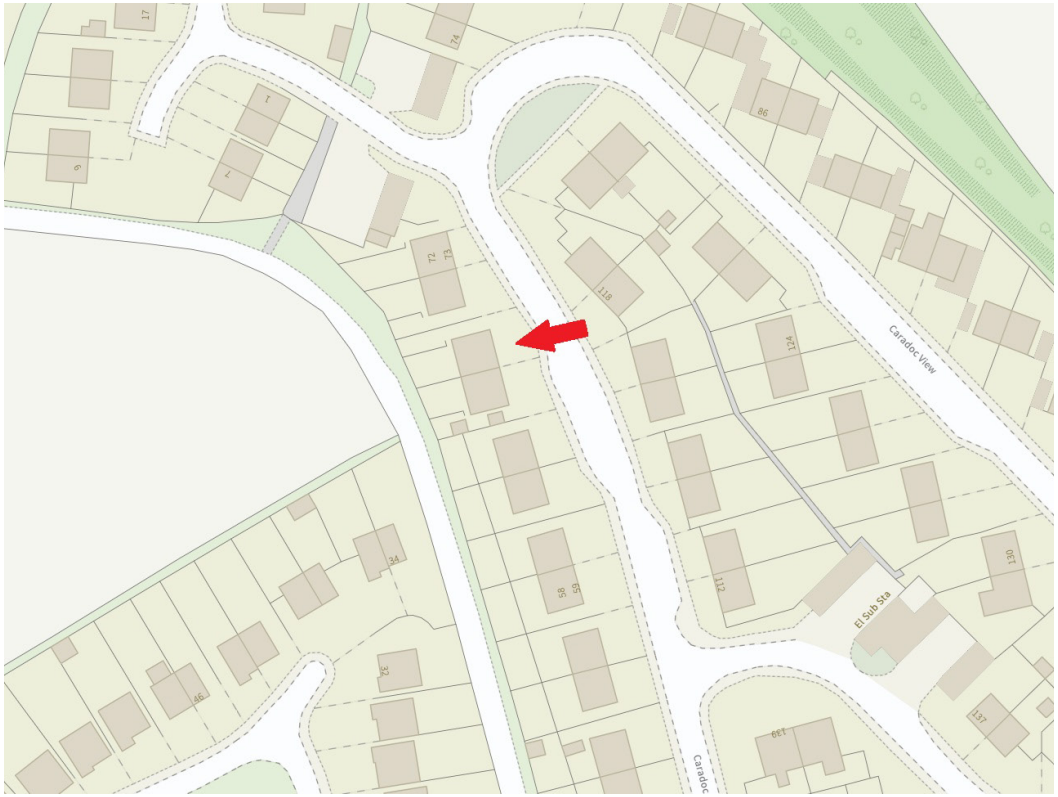


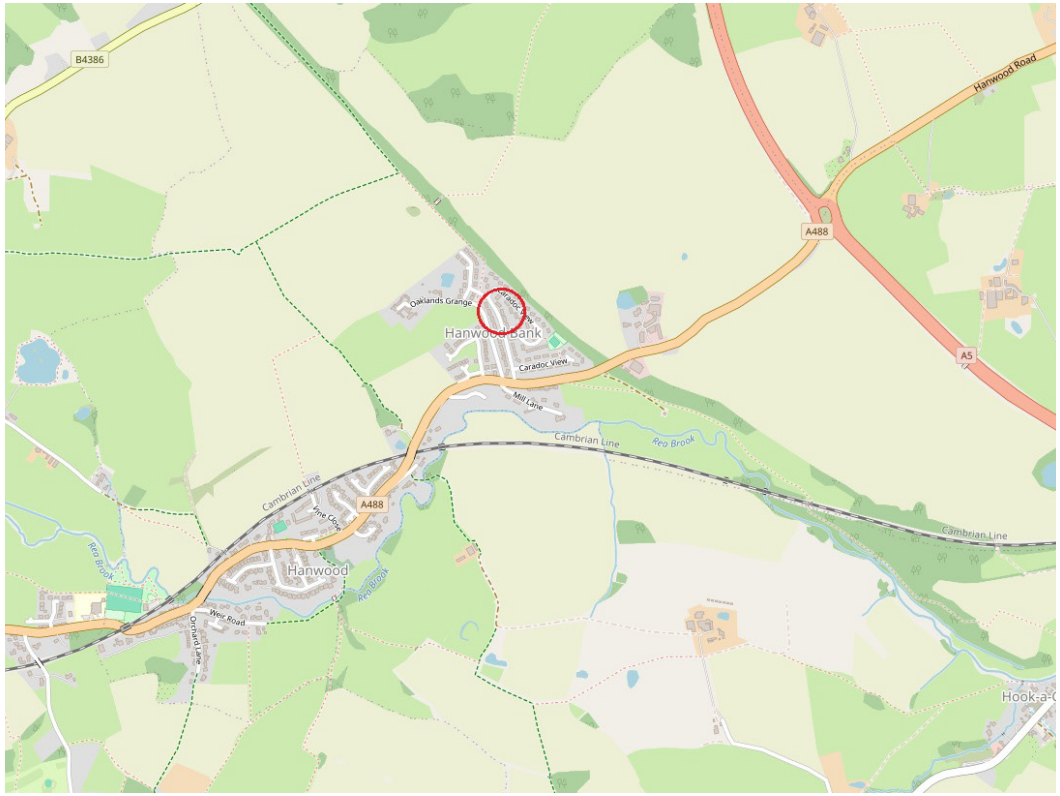


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BOUNDARIES NOT CONFIRMED

Local Authority	**Shropshire Council**
Council Tax	**Band A**
EPC Band	**Band D**
Services	**Mains water, electricity and drainage are connected. Electric heating.**

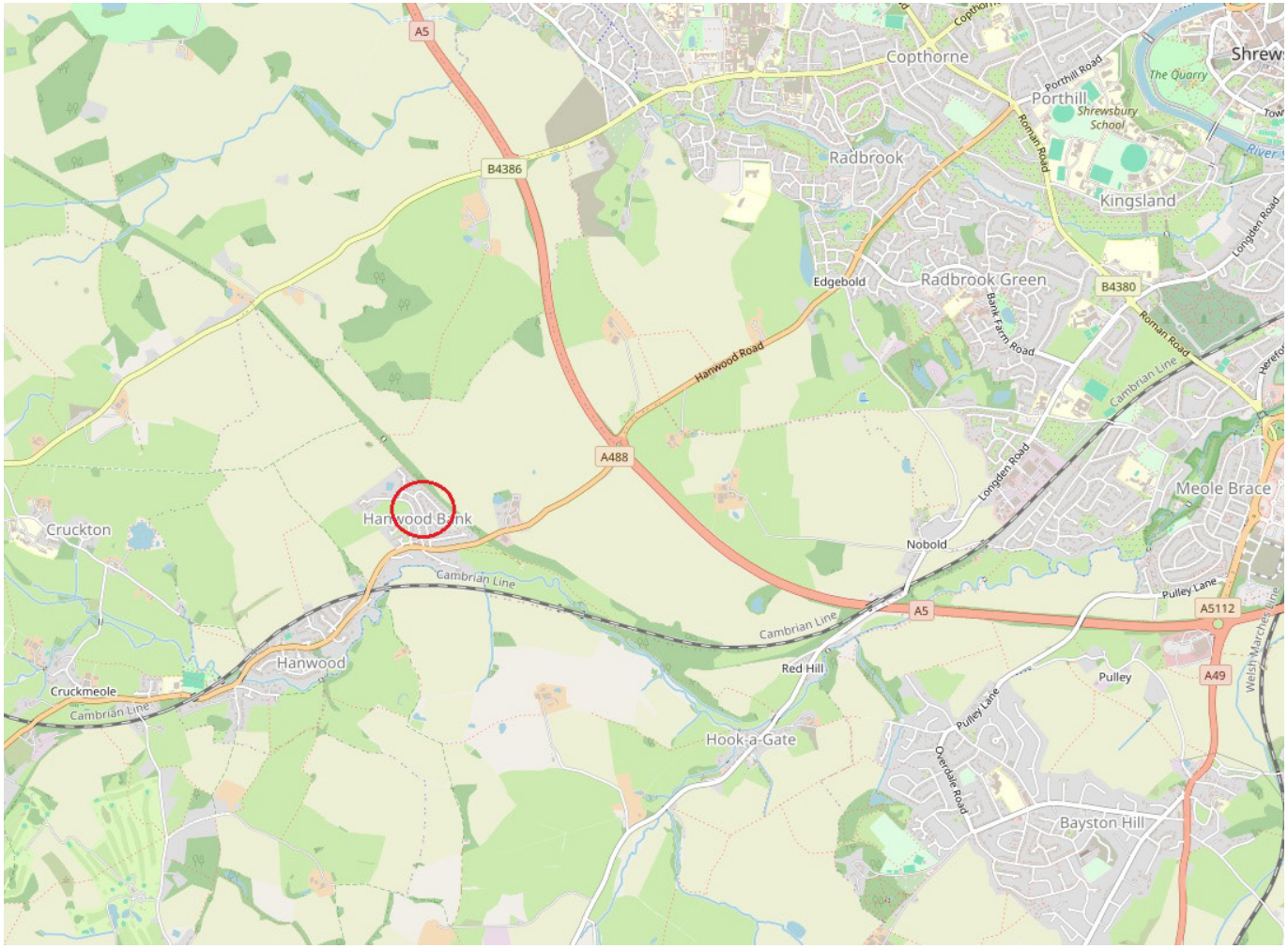
Tenure	**Leasehold**
Lease Length	**125 years from 1992**
Tenure	**£100 per annum**
Tenure	**£10 per annum**

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