HOLLAND BROADBRIDGE


















The Property Ombudsman

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HOLLAND BROADBRIDGE

22 Caradoc View, Hanwood, Shrewsbury, Shropshire, SY5 8NB

www.hbshrop.co.uk







Offers In The Region Of £259,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£259,995

Occupying a generous corner plot in a desirable cul-de-sac setting, this improved, spacious and beautifully presented three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a move-in-ready property in a highly regarded village location. Available with no upward chain, the property is perfectly suited to those looking for a straightforward and hassle-free purchase.

Situated in the sought-after village of Hanwood, just west of Shrewsbury, the property enjoys the perfect balance of countryside living and everyday convenience. The village offers a range of essential amenities, including a convenience store with post office, public house and community hall, while the surrounding countryside provides wonderful opportunities for walking, with scenic footpaths.

For commuters and families alike, the location is exceptionally well connected. The nearby bypass provides swift access to the M54 motorway network, while an excellent and regular bus service offers direct links to the Royal Shrewsbury Hospital and Shrewsbury town centre. Combining generous accommodation, a prominent corner plot, an attractive village setting and excellent transport connections, this is a home that will appeal to a wide range of purchasers.

Early viewing is strongly recommended.

The accommodation briefly comprises
The accommodation briefly comprises a welcoming entrance hallway, spacious lounge/diner, modern refitted kitchen/breakfast room, utility room and contemporary bathroom. To the first floor are three well-proportioned bedrooms and a separate WC.

Outside, the property benefits from a generous driveway providing ample off-road parking and attractive rear gardens. Further benefits include gas-fired central heating, UPVC double glazing and NO UPWARD CHAIN.

The accommodation in greater detail comprises

Canopy over UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge/diner
16'5 x 12'0
Having engineered wooden flooring, period style fireplace with decorative fire surround, UPVC double glazed window to front and rear of property, UPVC double glazed French doors giving access to rear of property, two radiators, picture rail.

Door from entrance hallway gives access to:

Modern refitted kitchen/breakfast room
12'8 max reducing down to 9'2 min x 10'6
Having contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker canopy over, two UPVC double glazed windows to rear, vinyl floor covering, radiator.

Doorway from kitchen/breakfast room gives access to:

Utility room
9'6 x 5'4
Having two fitted base units, cupboard housing gas fired central heating boiler, fitted worktops with inset circular stainless steel sink with mixer tap over, UPVC double glazed window to side, wall mounted heating towel rail, vinyl floor covering, UPVC double gazed door giving access to rear gardens.

From entrance hallway door gives access to:

Refitted bathroom
Having a modern contemporary suite comprising: Panel bath with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit with store cupboard below, UPVC double glazed window to front, vinyl floor covering, wall mounted heated chrome style towel rail.

From entrance hallway staircase with brand new fitted carpet leads to:

First floor landing
Having UPVC double glazed window to rear, radiator, picture rail, loft access.

Doors from first floor landing then give access to: Three bedrooms and separate WC

Bedroom one
13'5 x 9'6
Having UPVC double glazed window to front, radiator, brand new fitted carpet, built-in wardrobe.

Bedroom two
12'0 x 8'3
Having UPVC double glazed window to front, radiator, built-in wardrobe.

Bedroom three
9'0 x 7'11
Having UPVC double glazed window to rear, radiator.

WC
Having low flush WC, UPVC double glazed window to rear, radiator, vinyl floor covering.

Outside
To the front of the property there are generous size lawn garden with paved pathway giving access to front door which intends to the side of the property. Mature trees, shrubs and bushes. The front gardens are enclosed to two sides by mature hedging. To the side of the property there is a stone driveway providing ample off street parking. Gated pedestrian access then leads to the property's:

Rear gardens
Comprising: Large paved sun terrace/patio, lawn garden, timber garden shed. The rear garden are enclosed by fencing.

Services
Mains water, electricity, drainage and gas 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.

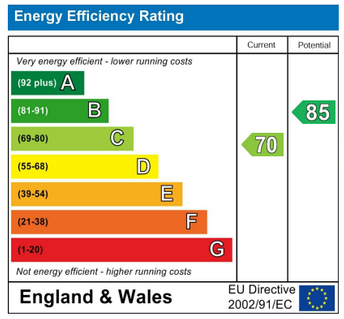
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

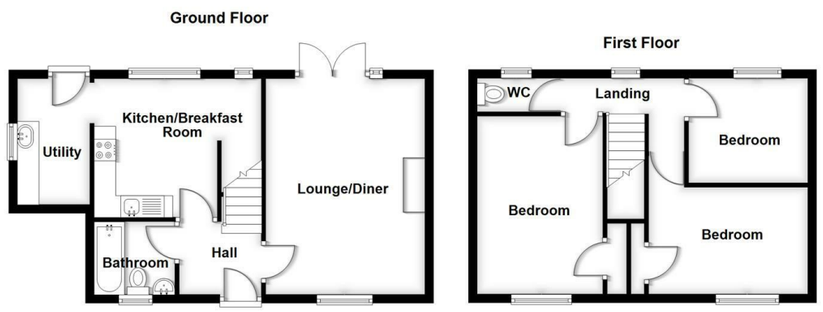
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



FLOORPLANS



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