





30 Caradoc View, Hanwood, Shrewsbury, SY5 8NB
Offers In The Region Of £249,950

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, lounge diner, attractive kitchen, utility room, ground floor shower room, first floor landing, three bedrooms, Wc, generous landscaped front and rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating. Viewing is recommended

Entrance Hall

With tiled surround and radiator

Lounge Diner

With tiled flooring, windows to the front and rear aspect. Two radiators and cast iron effect fire surround with tiled surround.

Kitchen

With a range of Shaker style cream wall and base units with fitted worktops. Sink and drainer unit with mixer tap set below a window to the rear aspect. Single oven with induction hob and stainless steel extractor hood above. Built in dishwasher and under counter fridge. Radiator, tiled flooring and door to Pantry with shelves..

Utility Room

With space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Window to side and door to garden. Door leading to cupboard housing gas central heating boiler.

Shower Room

Attractively refitted with low flush wc, wash hand basin set into vanity unit and corner shower unit with glass doors. Window to front, modern splashboards to walls

Stairs rise from Entrance Hall to First Floor Landing with access to loft space and window to rear.

Bedroom One

With window to front, radiator, exposed wooden floorboards and door with access to storage cupboard.

Bedroom Two

With window to front, radiator, exposed wooden floorboards and door to storage cupboard.

Bedroom Three

With exposed wooden floorboards, radiator and window to rear.

Wc

With low flush Wc and window to rear.

Outside

The front the property is approached through wooden gates onto gravel driveway providing extensive off-road parking. The front garden is laid to lawn surrounded by shrub beds with concrete pathway leading up to the front door and further wooden gate giving access to Caradoc View. Front gardens are enclosed by a variety of mature hedging. Wooden gate situated the side leads around to the rear gardens. Concrete path from the front leads round to the rear, good sized gardens are laid to lawn incorporating well stocked flower borders with greenhouse and garden store.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 13 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

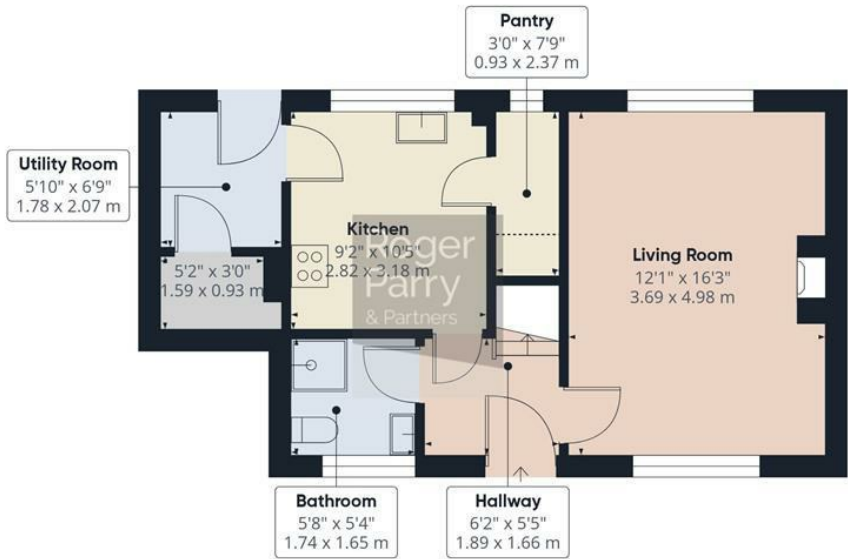
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

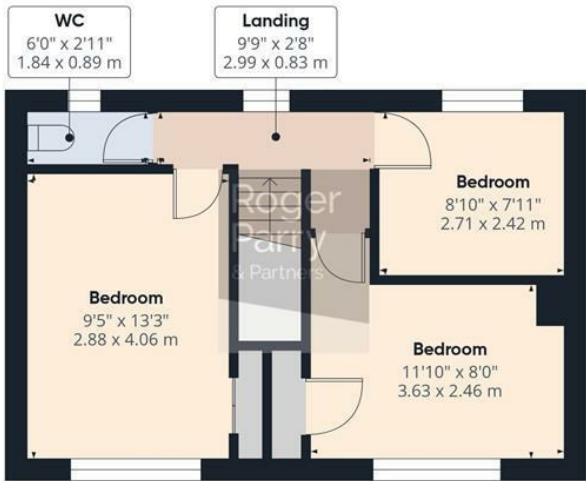
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

811 ft²
75.2 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.