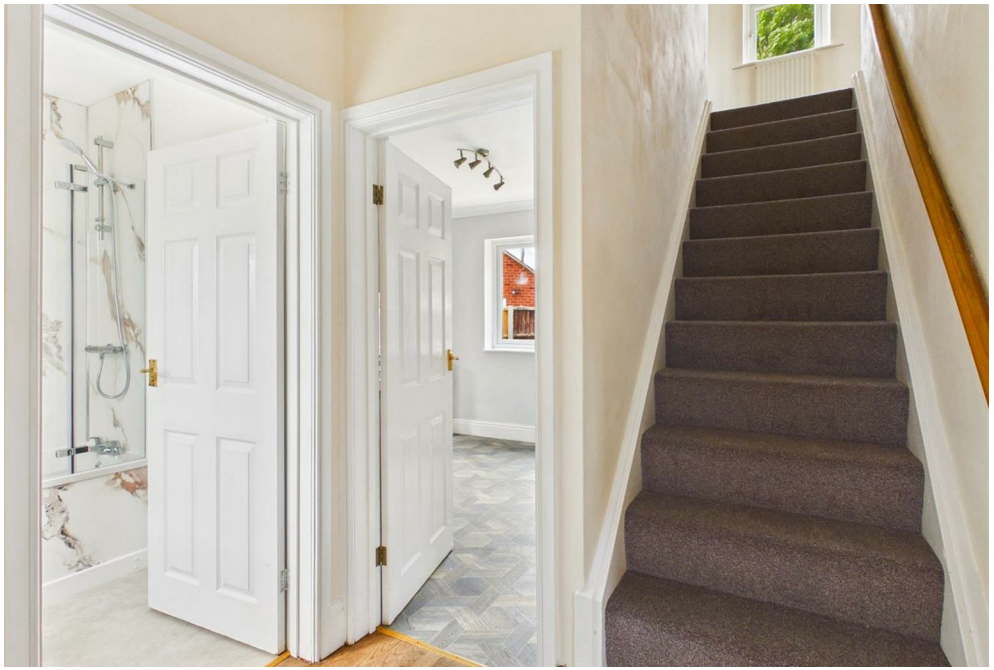


Roger Parry & Partners

22 Caradoc View, Hanwood, Shrewsbury, SY5 8NB





22 Caradoc View, Hanwood, Shrewsbury, SY5 8NB
Offers In The Region Of £259,995

A much-improved three bedroom semi-detached home, offered for sale with NO UPWARD CHAIN. Situated within the popular village of Hanwood, the property is conveniently positioned for access to local amenities and nearby schooling, whilst enjoying a pleasant semi-rural setting and remaining within easy reach of Shrewsbury.

The accommodation briefly comprises: entrance hallway, living room with feature fireplace and patio doors, refitted kitchen/breakfast room, utility room and bathroom. To the first floor are three bedrooms and a separate WC. Externally, the property benefits from well-established front and rear gardens, together with a driveway providing ample off-road parking. Further benefits include gas central heating and uPVC double glazing.

Viewing is highly recommended by the selling agent to appreciate the accommodation and position on offer.













Hanwood is a popular and well-established village situated approximately four miles south of Shrewsbury, offering a pleasant combination of village life and convenient access to the surrounding area. The village benefits from a range of local amenities, including a primary school, village shop, public house and community facilities, while further shopping, leisure and recreational amenities are readily accessible in nearby Shrewsbury. There is also a regular bus service providing connections into Shrewsbury and the surrounding area.

The village is particularly well placed for commuters, with excellent road links providing easy access to the A5 and the wider road network, including connections to the M54 motorway. Shrewsbury town centre is also within easy reach, offering an extensive range of shops, cafés, restaurants, bars and cultural attractions, together with the town's historic architecture and riverside walks.

Entrance Hallway
With wood effect flooring.

Living/ Dining Room
Featuring wood effect flooring, period style fireplace with decorative surround and tiled hearth, French double doors open out to the rear garden.

Modern Refitted Kitchen/ Breakfast Room
Fitted with a range of contemporary eye-level and base units, complemented by worktops incorporating a stainless steel sink unit with mixer tap. Integrated oven with four-ring gas hob and extractor fan over, together with a useful pantry area. Wood-effect vinyl flooring and an archway providing access through to:

Utility
Fitted with matching eye-level and base units, incorporating a stainless steel sink unit with mixer tap set into matching worktops. Cupboard housing the gas boiler, together with space beneath the worktop for a washing machine or tumble dryer. Heated towel rail and door providing access to the rear garden.

Refitted Bathroom
Fitted with a contemporary white suite comprising a panelled bath with shower unit and bath taps, low-level flush WC and wash hand basin with mixer tap and useful storage cupboard beneath. Heated towel rail and extractor fan, complemented by marble-effect wall tiling and tiled-effect flooring.

Stairs rise to first floor landing.

Bedroom
With fitted carpet and fitted wardrobe.

Bedroom
With fitted carpet and fitted wardrobe.

Bedroom
With fitted carpet.

WC
With low level flush wc and vinyl flooring.

Outside
To the front of the property is a generously sized lawned garden, with a paved pathway providing access to the front door and continuing around to the side of the property. The garden is well established, featuring a variety of mature trees, shrubs and bushes, with mature hedging enclosing two sides and providing a good degree of privacy.

To the side of the property is a stone driveway providing ample off-road parking. Gated pedestrian access leads through to the rear garden, which is mainly laid to lawn and complemented by a paved patio area and timber garden shed. The rear garden is enclosed by fencing, providing a private and enclosed outdoor space.

Agents Notes
Images – please note AI images have been used in the marketing of this property.

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: Good outdoor and in-home, We understand the Flood risk is: Medium for surface water and low for rivers and seas. We would recommend this is verified during pre-contract enquiries.

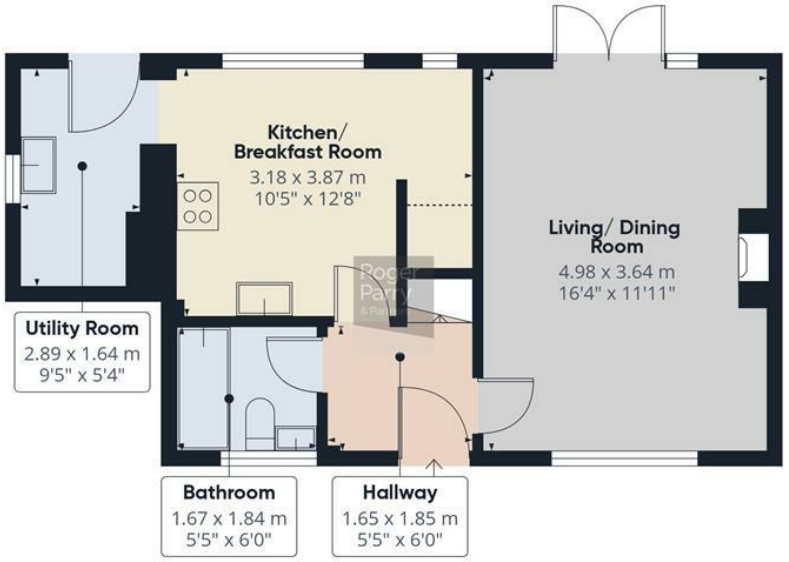
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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.

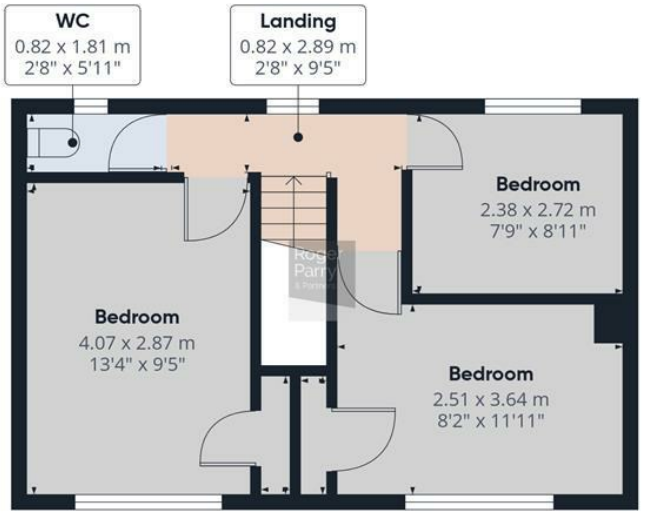
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)

74.6 m²
804 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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: C
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 t o 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 s hould 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 b een 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.