

# 59 Caradoc View Hanwood Shrewsbury SY5 8ND



**2 Bedroom Flat**  
**Guide Price £125,000**

## The features

- IDEAL FOR FIRST-TIME BUYERS OR THOSE DOWNSIZING
- SEMI-RURAL VILAGE LOCATION
- NEARBY TO SHREWSBURY
- LOCAL VILLAGE AMENITIES
- CLOSE TO BUS ROUTE
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- PRIVATE GARDEN
- EPC RATING TBC



## **\*\* FIRST FLOOR APARTMENT WITH PRIVATE GARDEN \*\***

**An excellent opportunity to purchase a generously proportioned First Floor Apartment, ideal for a first time buyer, investor or downsizer.**

**Occupying a convenient position within a semi-rural village just a few miles from the county town of Shrewsbury. The accommodation briefly comprises Kitchen/Breakfast Room, Living Room, Two bedrooms, Family Bathroom and Private Garden.**

**The property has gas central heating and double glazing.**

### **Property details**

#### **LOCATION**

The property occupies an convenient position in the heart of the popular and thriving village of Hanwood, ideal for both families and commuters with ease of access to the A5/M54 motorway network. Hanwood offers a range of facilities including post office/general store, school, active village hall, restaurant/public house, nursery and primary school along with being just a short drive from Shrewsbury Town Centre.

#### **ENTRANCE VESTIBULE AND STAIRCASE**

risers to a first floor landing from which radiates the accommodation. Storage cupboard housing boiler.

#### **KITCHEN/BREAKFAST ROOM**

having range of units incorporating single drainer sink set into base cupboard. Further range of cupboards, drawers and a range of eye level wall units with space for free standing appliances. Breakfast bar and window to the rear.

#### **LIVING ROOM**

a well-proportioned and light room with window to the front and space for, if required, dining room table and chairs.

#### **BEDROOM ONE**

a generous double bedroom with built in storage cupboard and window to the front.

#### **BEDROOM TWO**

a single bedroom with window overlooking the garden.

#### **BATHROOM**

with suite comprising panelled shower bath, wash hand basin and WC. Complementary full tiled surrounds and window to the rear.

#### **OUTSIDE**

The apartment block is set back from the road and approached over a pathway flanked either side by an expanse of lawn and well-stocked flower bed.

There is an outside brick built store and access to a private garden laid mainly to lawn with a terraced area surrounded by mature scrubs and trees. NB access to the garden of 59 is over that of 58 via a low pedestrian gate. Parking for the property is available on street.

#### **GENERAL INFORMATION**

##### **TENURE**

We are advised the property is Leasehold and there are 93 years remaining on the lease. We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains electric, water and drainage are connected with gas fired central heating.

##### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band A again we would recommend this is verified during pre-contract enquiries.

##### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

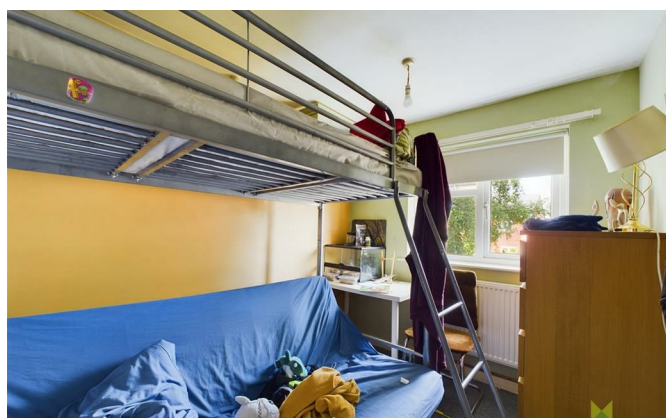
##### **NEED TO CONTACT US**

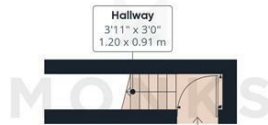
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 59 Caradoc View, Hanwood, Shrewsbury, SY5 8ND.

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Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
651.54 ft<sup>2</sup>  
60.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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