



36 Carlton Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JA

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

A much improved and well positioned three bedroom detached house situated within this sought after residential location within instantly living accommodation throughout. The property is within walking distance of the local schooling, the Royal Shrewsbury hospital and variety of excellent amenities. The Shrewsbury town centre and local bypass that links up to the M54 motorway network are also readily accessible from the property. Viewings highly recommended by the selling agent.

Accommodation

Entrance vestibule, entrance hall, lounge, dining room, upvc double glazed conservatory, attractive modern re-fitted kitchen, downstairs cloakroom, utility room, first floor landing, three bedrooms, bathroom, driveway, garage, front and rear enclosed gardens upvc double glazing, gas fired central heating

Upvc entrance door leads to:

Entrance vestibule

Arch then gives access to:

Entrance hall

From entrance hallway door gives access to:

Lounge

12'4 x 13'2

Having upvc double glazed bow window to front, radiator, electric coal effect living flame fire with wooden fire surround and marble hearth inset, coving to ceilings

Door from lounge gives access to:

Dining room

10'6 x 8'6

Having radiator, coving to ceilings, sliding double glazed patio doors gives access to:

Upvc double glazed conservatory

11'0 x 9'0

Having ceramic tiled floor, radiator, French doors leading out onto rear garden. The conservatory is constructed on dwarf brick wall with upvc double glazed panels and polycarbonate roof.

Door from dining room then gives access to:

Attractive re-fitted modern kitchen

8'8 x 8'2

Having a range of eye level and base units with fitted cupboards and drawers, fitted worktops with unit single drainer sink with mixer tap over, built-in Beko four ring electric hob with extractor above, Beko electric oven and grill, built-in fridge freezer, space for further appliance, radiator, upvc double glazed window to rear, useful walk-in larder.

Door from kitchen gives access to:

Side porch

With door leading to rear garden.

Concertina door from side porch gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, upvc double glazed window.

Door and step up from side porch gives access to:

Garage with utility area

Utility area comprises: inset stainless steel single drainer, having a range of eye level and base units with fitted cupboards and drawers, space for washing machine.

From entrance hallway stairs rise to:

First floor landing

Having loft access, upvc double glazed window to side, airing cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: three bedrooms and bathroom.

Bedroom one

11'3 x 8'7

Having upvc double glazed window with pleasant outlook to front, radiator, built-in wardrobe.

Bedroom two

9'6 x 9'4

Having upvc double glazed window to rear, radiator, built-in wardrobe.

Bedroom three

7'1 x 8'3

Having upvc double glazed window to front enjoying a similar outlook to bedroom one, radiator.

Bathroom

Having panelled bath with shower and glazed shower screen above, pedestal wash hand basin, low flush WC, upvc double glazed window, heated chrome towel rail, fully tiled to walls and flooring.

Outside

To the front of the property there is a tarmac driveway with garden laid to lawn.

Access from driveway gives access to:

Garage

18'10 x 9'2

Having up and over door.

Enclosed rear garden

Having paved patio, lawned garden, borders with inset shrubs, plants and bushes, outside cold tap, lighting point, large useful timber garden shed.

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.

COUNCIL TAX BAND C

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).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

FLOORPLANS

