



32 Carlton Close, Off Racecourse Lane, Shrewsbury,  
Shropshire, SY3 5JA

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**Important Notice - please read carefully**

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £259,995**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position within this favoured residential location. This is a well presented and deceptively spacious three bedroom semi-detached house, which boasts a number of pleasing features. Some of which include: bay fronted lounge, attractive kitchen / diner, front, side and rear enclosed gardens, driveway, gas fired central heating, sealed unit double glazing. There is potential to extend the property to the side and rear (subject to planning approval). The property is situated within striking distance of the Royal Shrewsbury Hospital, a range of excellent amenities, local schooling, a local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent. NO UPWARD CHAIN.

#### Accommodation

Entrance hallway, bay fronted lounge, attractive open plan kitchen / diner, first floor landing, three bedrooms, bathroom, attractive front, side and rear gardens, driveway, sealed unit double glazing, gas fired central heating, pleasing cul-de-sac position. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Replacement part glazed entrance door gives access to:

#### Hallway

Having sealed unit double glazed window to side, radiator. Door from hallway gives access to:

#### Bay fronted lounge

14'3 max into bay x 13'1

Having walk-in sealed unit double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with decorative fire surround, two wall light points. Door from bay fronted lounge gives access to:

#### Attractive open plan kitchen / diner

16'3 x 10'5

The dining area comprises: a sliding patio door giving access to the rear gardens, radiator, wall-mounted digital heating control panel.

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style work tops with inset sink and mixer tap over, integrated oven, four ring gas hob with stainless steel cooker canopy over (SPACE FOR FURTHER APPLIANCES), tiled floor, tiled splash surrounds, sealed unit double glazed window to the rear, glass display cabinet, sealed unit door giving access to the side gardens, understairs storage cupboard.

From hallway stairs rise to:

#### First floor landing

Having sealed unit double glazed window to side, loft access, over stairs linen storage cupboard with

wall-mounted gas fired central heating boiler. From landing doors give access to all bedrooms and bathroom.

#### Bedroom

13'5 max x 8'8

Having sealed unit double glazed window, radiator, two recessed wardrobe areas, window to fore, with distant view to South Shropshire Hills.

#### Bedroom

9'6 x 8'6

Having sealed unit double glazed window to rear, radiator.

#### Bedroom

7'7 x 7'4

Having sealed unit double glazed window to front, radiator.

#### Bathroom

Having a three piece modern suite comprising: a panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, wall mounted cabinet, radiator, sealed unit double glazed window to the rear, part tiled to walls.

#### Outside

The property is set back from the road, with a private drive providing ample parking for two vehicles. Attractive front garden with lawn, borders and gravel path. A side gate leads to cottage style gardens. To the side of the property is a courtyard seating area, enclosed to three sides by hedge, trellis, fencing and planting. A gravel path leads to the rear garden, with two circular lawns and a wrought iron pergola. The whole garden is very private with mature trees, hedging, shrubs and cottage style planting. Timber garden shed.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### 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.

Council Tax Banding C

#### 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 for sales).

#### Disclaimer

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

#### VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Agents note

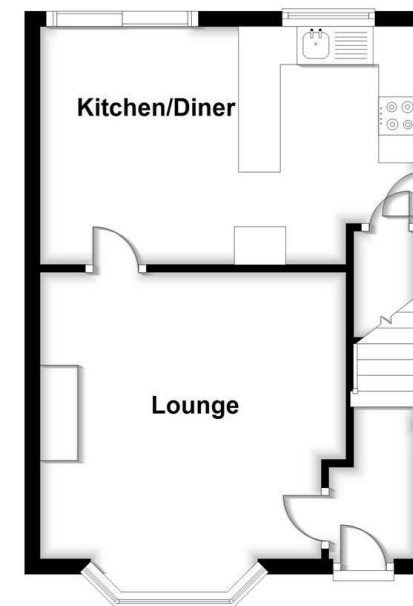
We have been informed by the vendor that the

photography within this sales brochure, were taken when the property was fully furnished.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(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

Ground Floor



First Floor

