

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

www.hbshrop.co.uk



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Offers In The Region Of £279,995

Viewing: strictly by appointment
through the agent

Occupying a pleasing cul-de-sac Position within this favoured residential location, this is a deceptively spacious, well presented and improved three bedroom semi-detached house. The property boasts a bay fronted lounge, good size kitchen/diner, UPVC double glazed conservatory, utility room, three bedrooms, driveway and garage. The property is within close proximity to the Royal Shrewsbury Hospital, Oxon C of E infants and junior school and is well placed for a variety of other local amenities and has good access to the local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

Accommodation

Entrance hallway, bay fronted lounge, spacious kitchen/diner, utility room, upvc double glazed conservatory, first floor landing, three bedrooms, re-fitted bathroom, generous tarmac driveway, single garage, attractive rear enclosed gardens, upvc double glazing, gas fired central heating. Viewing is recommended.

Canopy over, upvc double glazed entrance door gives access to:

Hallway

Having radiator, vinyl wood effect floor covering.

Door from hallway gives access to:

Bay fronted lounge

13'2 max into bay x 13'4
Having upvc double glazed bay window to front, wood effect flooring, radiator, coving to ceiling.

Door from lounge gives access to:

Kitchen/diner

16'5 x 10'5
The dining area comprises: tiled effect flooring, radiator, wall mounted integrated fridge/freezer. The kitchen area comprises: eye level and base unit with built-in cupboards and drawers, integrated double oven, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, four ring gas hob, concealed cooker canopy over, tiled splash surrounds, upvc double glazed window to rear, recessed spotlights to ceiling.

Wooden framed glazed folding doors from kitchen/diner gives access to:

Upvc double glazed conservatory

10'3 x 8'1
Having brick base, range of sealed unit double glazed windows to rear, sealed unit double glazed French doors giving access to rear gardens, tiled effect flooring, polycarbonated roof.

Door from kitchen/diner give access to:

Utility room

9'2 x 9'6
Having upvc double glazed door giving access to rear garden with upvc double glazed window to side, eye level and base units with built-in cupboards and drawers, tiled splash surrounds, tiled effect flooring, wall mounted extractor fan, heated towel rail, service door to garage.

From hallway stairs rise to:

First floor landing

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

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

Bedroom

13'6 x 9'9 max reducing down 8'9
Having upvc double glazed window to front, radiator.

Bedroom

9'4 x 8'5
Having upvc double glazed window to rear, radiator.

Bedroom

8'0 x 7'2
Having wood effect flooring, upvc double glazed window to front, radiator.

Bathroom

Having a three piece white comprising: timber style panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, upvc double glazed window to rear, tiled to walls, vinyl wood effect floor covering, heated chrome style towel rail.

Outside

To the front of the property there is a double width tarmac driveway which gives access to:

Garage

13'10 x 7'6
Having up and over door, glazed window to side, fitted light.

Rear gardens

The rear gardens are a pleasing feature of the property and comprise: paved patio area, raised decked area with wooden framed canopy over, lawned garden, borders with inset shrubs

and bushes, timber garden shed. The rear gardens are enclosed by fencing.

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).

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			81
(69-80) C		62	
(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

