

4 Cartland Avenue, Telford Estate, Shrewsbury,
Shropshire, SY2 5UW

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Offers In The Region Of £280,000

Viewing: strictly by appointment through the agent

Offering much improved and well presented accommodation throughout, this is a spacious and appealing three/four bedroom semi detached house. The property occupies a pleasing position in this popular residential location and is within close proximity to a variety of excellent local amenities, highly regarded schooling the Shrewsbury town centre and local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, impressive contemporary re-fitted kitchen/diner, utility room, cloakroom, family room/bedroom, first floor landing having three bedrooms, re-fitted bathroom, front and rear enclosed gardens with useful timber store and adjoining entertainment area, driveway, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

PVC entrance door with UPVC double glazed window to side gives access to:

Hallway

Having wood effect flooring, recessed spotlight to ceiling.

Door from entrance hallway gives access to:

Lounge

15'9 x 10'7

Having UPVC double glazed window to front, under-stairs storage cupboard, contemporary wall hung radiator, wood effect flooring.

Wooden framed double doors from lounge gives access to:

Impressive re-fitted kitchen/diner

19'0 x 9'2

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven with microwave combination oven above, fridge freezer and dishwasher, stylish fitted worktops with inset sink with mixer tap over, four ring induction hob with stainless steel cooker canopy over, recessed spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor, radiator.

Doorway from kitchen/diner gives access to:

Utility room

9'4 max x 7'8 max

Having stylish fitted worktop with inset sink and mixer tap over, eye level and base units, space for appliances, tiled floor, radiator, UPVC double glazed door giving access to side of property.

Door from utility room gives access to:

Cloakroom

Having low flush WC, tiled floor.

Door from utility room gives access to:

Family room/bedroom

17'4 x 7'4

Having wood effect flooring, UPVC double glazed window to front, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, linen store cupboard.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

10'7 x 10'7

Having UPVC double glazed window to front, radiator, built-in double wardrobe.

Bedroom two

10'6 x 9'1

Having UPVC double glazed window to rear, radiator, built-in wardrobe, shelved storage cupboard with centralised shelved display unit.

Bedroom three

8'2 x 7'4

Having over-stairs store cupboard, UPVC double glazed window to front, radiator.

Re-fitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with french shower over, glazed shower screen to side, wash hand basin with mixer tap over with storage cupboard below, WC with hidden cistern, part tiled to walls, two UPVC double glazed windows, wall mounted extractor fan, recessed spotlights to ceiling, attractively tiled floor, heated towel rail.

Outside

To the front of the property there is a double width driveway. To the side of this there is lawn garden with mature shrubs. Gated pedestrian side access then leads to the property's:

Rear garden

Having paved area with outside lighting point, lawn garden, raised decked area and beds, stone pathway gives access to:

Timber store/shed

9'2 x 8'10

Outside entertainment area

15'5 x 8'1

Having fitted bar, power and light, exposed wooden flooring. and electric heater. 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).

Referral fee disclaimer

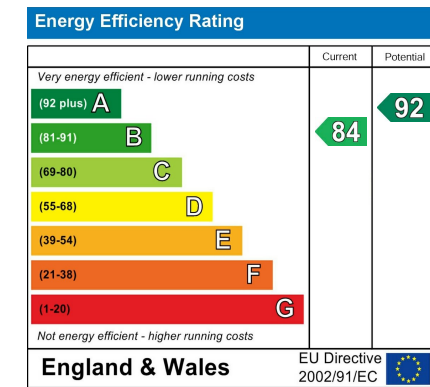
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

