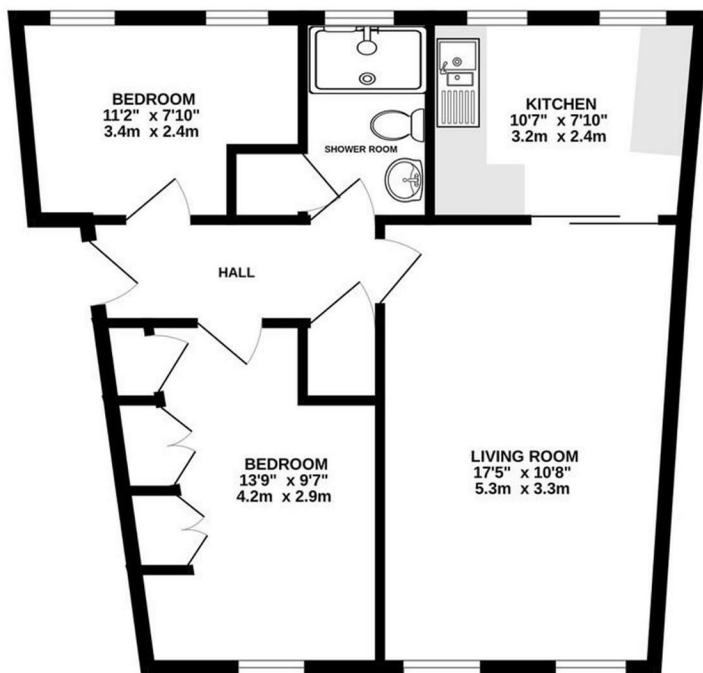


FOR SALE



12 Carline Crescent, Shrewsbury, SY3 7EU

FIRST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq ft. (53.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix i2024



FOR SALE

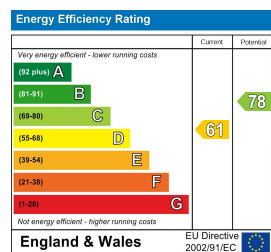
Offers In The Region Of £150,000

12 Carline Crescent, Shrewsbury, SY3 7EU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and attractively proportioned first floor apartment, set in this most sought after development within walking distance of the town centre. NO ONWARD CHAIN.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Walking distance to town centre.



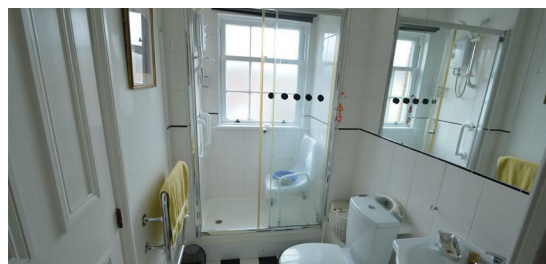
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive 2 bed property
- First floor apartment
- Scope for improvement
- Parking
- Communal gardens with river views
- Walking distance from town

DESCRIPTION

12 Carline Crescent is an attractively proportioned first floor apartment which would benefit from a scheme of improvement to areas. The apartment offers a spacious lounge diner, separate kitchen, 2 bedrooms and a shower room. Parking is provided on a first come first served basis. The gardens are communal and comprise of immaculately maintained lawns with some beautifully positioned seating areas overlooking the town and River Severn.

ACCOMMODATION

Entrance door leads into:

SHARED RECEPTION HALL

With staircase rising to:

ENTRANCE HALL

Via panelled entrance door. With built in cloaks cupboard. Wall mounted electric storage heater. Ceiling cornice. Doors off and to:

LOUNGE DINER

With ceiling cornice. Two sash windows with pleasant aspect over communal grounds. Electric storage heater. Twin panelled sliding doors through to:

KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Space and plumbing for washing machine. Space and connection for electric cooker. Space for fridge freezer.

BEDROOM 1

With a range of fitted wardrobes. Night storage heater. Pleasant aspect over gardens.

BEDROOM 2

With wall mounted panelled heater. Two sash windows to front.

SHOWER ROOM

With tile effect flooring. Part tiled walls. Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Generous shower cubicle with wall mounted electric shower. Inset tiles. Sliding splash screen. Wall mounted heated towel rail. Airing cupboard with hot water cylinder.

OUTSIDE

The property benefits from access to some beautiful communal lawned gardens set alongside the River Severn. Parking is available on a first come first served basis.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric Storage heating. None of these services have been tested.

TENURE

Leasehold. Purchasers must confirm via their solicitor.

TERMS OF LEASE

Length of Lease 99 years. Start date: 29.9.86. Service Charge: Approx £1987. Ground Rent: £108.

This is a complex of 51 flats for the over 40s with a resident House Manager.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com.