



## 7 Carlton Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JA

**£340,000**

A beautifully presented 3 bedroom detached house located in this popular area within walking distance of the Royal Shrewsbury Hospital and excellent primary school. Accommodation includes Entrance Porch, Living Room, Dining Room, Kitchen, Utility, Shower Room, Conservatory, 3 Bedrooms, Bathroom, Driveway and Garage, Large Well Kept Garden. Early Viewing Recommended.



## 7 Carlton Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JA Ref: 4546

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Georgian style composite entrance door.

### Entrance Porch

Tiled flooring, radiator, double glazed side window.

### Dining Room 13' 4" x 13' 0" (4.06m x 3.96m)

Radiator, double glazed bow window to the front, under stairs storage cupboard, staircase leads to First Floor Landing.

### Living Room 18' 0" x 11' 9" (5.48m x 3.58m)

Ornamental fire surround with marble style inlay and hearth, 2 radiators, double glazed bow window to the front, double glazed sliding patio door to rear garden.

### Kitchen 8' 10" x 12' 11" (2.69m x 3.93m)

Fitted with cream fronted units, wood effect laminated work tops, tiled surround to work areas, in set 1 1/2 bowl sink unit, integrated Bosch electric double oven with 4 ring gas hob and filter hood above, dishwasher, under counter fridge. Tiled flooring, double glazed side and rear windows.

### Utility 9' 3" x 7' 9" (2.82m x 2.36m)

Tiled flooring, units to match the Kitchen including base cupboard, work surface and inset sink unit, tiled surround, radiator, double glazed side window and door to rear.

### Shower Room 4' 8" x 7' 9" (1.42m x 2.36m)

Fitted with 3 piece suite providing tiled shower cubicle, wash basin, WC, tiled flooring, radiator, fully tiled walls, double glazed rear window.

### Garage 18' 1" x 9' 3" (5.51m x 2.82m)

Electric roller door, power and lighting, door to Conservatory, service door to Utility Room.

### Conservatory 7' 4" x 9' 1" (2.23m x 2.77m)

Of uPVC double glazed construction with sliding doors leading to the garden.

### First Floor Landing

Double glazed window to the rear, built-in cupboard/wardrobe and built airing cupboard housing Worcester gas fired central heating boiler and shelving.

### Bedroom 1 11' 2" x 13' 5" (3.40m x 4.09m)

Radiator, double glazed window to the front, range of wardrobes with mirror fronted sliding doors.

### Bedroom 2 10' 4" x 11' 7" (3.15m x 3.53m)

Radiator, double glazed window to the front, range of wardrobes with mirror fronted sliding doors.

### Bedroom 3 6' 8" x 8' 5" (2.03m x 2.56m)

Radiator, double glazed window overlooking rear garden.

### Bathroom 7' 3" x 6' 10" (2.21m x 2.08m)

Fitted with 3 piece suite providing bath with shower unit over, wash basin, WC, fully tiled walls, radiator, double glazed side window.

### Outside - Front

The property benefits from an extensive Tarmac driveway with block paved edging providing ample parking, gated access to both sides of the property giving access to the rear.

### Rear Garden

A good size garden approached onto a paved patio with lawn beyond and deep particularly well stocked borders containing shrubs, flowers and trees. Gravelled area to the far left hand corner with further deep flower bed. Timber shed, cold water tap and the garden is enclosed by timber fencing.

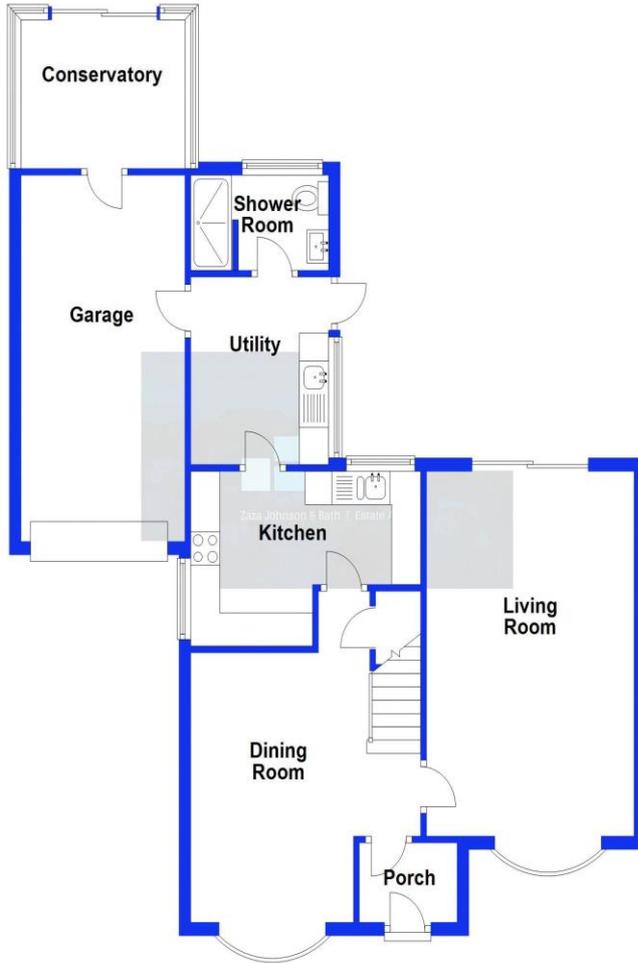
Council Tax Band D

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

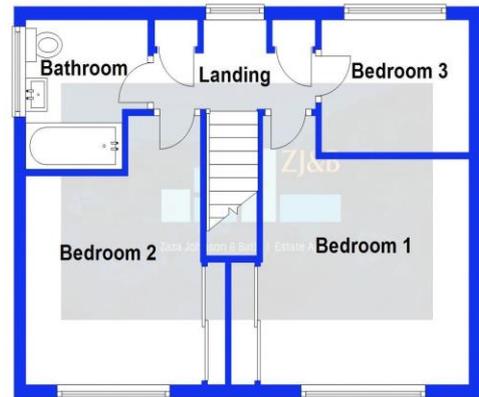
### Ground Floor

Approx. 81.5 sq. metres (877.3 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)

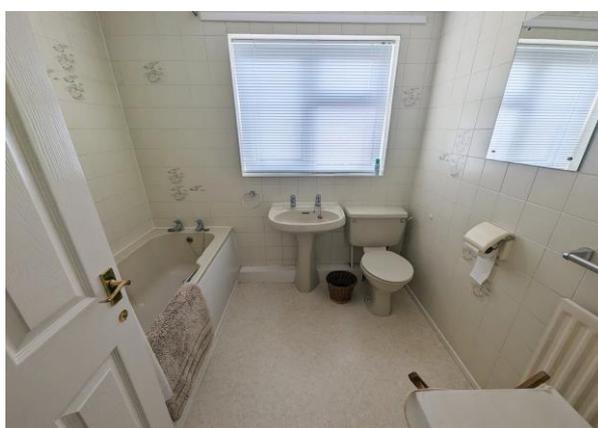
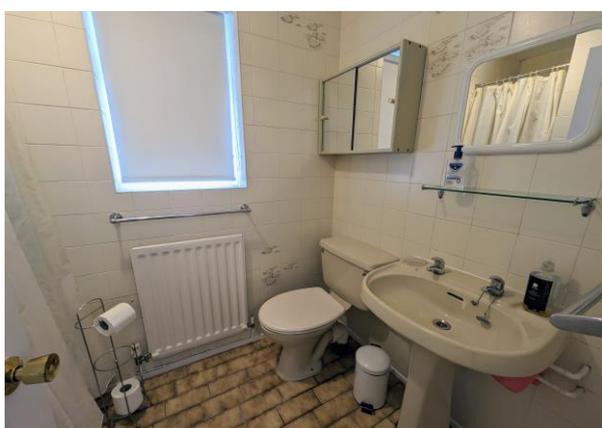


Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp. Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																	
7 Carlton Close Bidon Heath SHERWESBURY SY3 5JA	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 1 June 2033</td> </tr> <tr> <td style="text-align: center; font-size: 2em;"><b>C</b></td> <td>Certificate number: 0298-2001-0206-8687-1200</td> </tr> </table>	Energy rating	Valid until: 1 June 2033	<b>C</b>	Certificate number: 0298-2001-0206-8687-1200																												
Energy rating	Valid until: 1 June 2033																																
<b>C</b>	Certificate number: 0298-2001-0206-8687-1200																																
Property type	Detached house																																
Total floor area	119 square metres																																
<b>Rules on letting this property</b>																																	
Properties can be let if they have an energy rating from A to E.																																	
<p>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).</p>																																	
<b>Energy rating and score</b>																																	
<p>This property's current energy rating is C. It has the potential to be B.</p> <p><a href="#">See how to improve this property's energy efficiency.</a></p>	<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>71</td> <td>82</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	71	82	55-68	D			39-54	E			21-38	F			1-20	G			
Score	Energy rating	Current	Potential																														
92+	A																																
81-91	B																																
69-80	C	71	82																														
55-68	D																																
39-54	E																																
21-38	F																																
1-20	G																																



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**