



**Zaza Johnson & Bath**  
Estate Agents

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## **51 Carlton Close, Off Racecourse Lane, Shrewsbury, Shropshire, SY3 5JA**

**£270,000**

This 3 bedroom semi detached house enjoys a private setting in a prime corner plot - convenient for the Hospital, Schools and other amenities. Accommodation includes: Hall, Living Room, Dining Room, Conservatory, Kitchen, 3 Bedrooms, Bathroom, GCH, DG. Large Garden. Popular Location,



## 51 Carlton Close, Off Racecourse Lane, Shrewsbury, Shropshire, SY3 5JA

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

#### Canopied Storm Porch

Double glazed entrance door.

#### Entrance Hall

Radiator, double glazed side window.

#### Living Room 13' 3" x 12' 4" (4.04m x 3.76m)

Ornamental fireplace, double radiator, walk-in double glazed bay window to the front.

#### Dining Room 10' 6" x 8' 6" (3.20m x 2.59m)

Radiator, double glazed French doors to Conservatory.

#### Conservatory 8' 11" x 8' 0" (2.72m x 2.44m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, French doors lead onto rear garden.

#### Kitchen 10' 6" x 7' 6" (3.20m x 2.28m)

Fitted with units to 3 wall areas including double display cabinet, worktops with inset sink unit, tiled surround to work areas, tiled flooring, under stairs store cupboard, double glazed window to the rear and double glazed door to the side.

#### First Floor Landing

Double glazed side window and access to roof space, built in cupboard housing Worcester gas fired central heating boiler.

#### Bedroom 1 11' 2" x 8' 11" (3.40m x 2.72m)

Radiator, range of fitted wardrobes to one corner, double glazed window to the front.

#### Bedroom 2 9' 5" x 8' 4" (2.87m x 2.54m)

Radiator, double glazed window overlooking rear garden, built in double wardrobe with mirror fronted sliding doors.

#### Bedroom 3 8' 0" x 7' 0" (2.44m x 2.13m)

Radiator, double glazed window to the front.

### Bathroom

Fitted with white 3 piece suite providing bath with wall mounted shower fitting, wash basin and WC, fully tiled walls, mirror fronted bathroom cabinet, heated towel rail, double glazed window.

### Outside - Front

The property is approached onto a shared private drive from Carlton Close opening onto a private driveway providing excellent parking with additional drive along side. The front garden is laid to lawn.

### Rear Garden

Enclosed by timber fencing, the rear garden is mainly laid to lawn. There is a patio and timber shed.

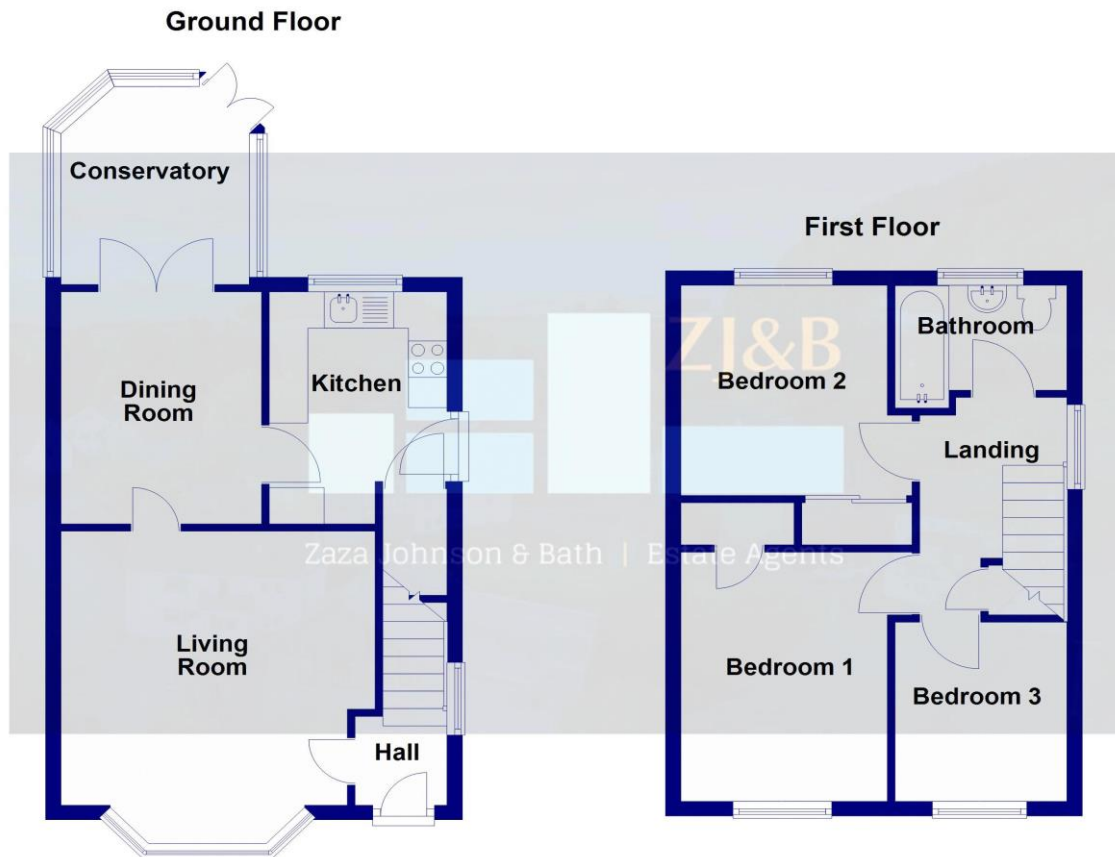
### Council Tax Band C

**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**

### Agent's Note

The vendors are related to the partners at Zaza Johnson & Bath.



**51 Carlton Close, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

English | [Cymraeg](#)

### Energy performance certificate (EPC)

51 CARLTON CLOSE SHREWSBURY SY3 5LH	Energy rating <b>C</b>	Valid until 21 December 2030
		Certificate number 8216-2819-8029-2020-1961

Property type Semi-detached house  
Total floor area 72 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-and-letting-guidance) (<https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-and-letting-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance





### 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**