



12 Carlton Close, Shrewsbury, SY3 5JA

4 bedroom detached house — £485,000 Freehold

12 Carlton Close, Shrewsbury, SY3 5JA

Coopergreenpooks.co.uk

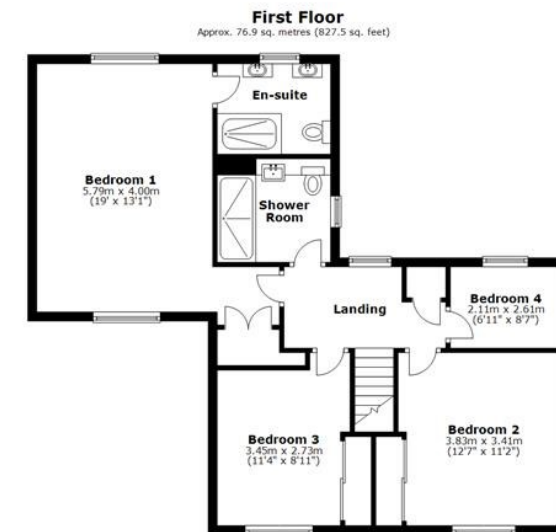
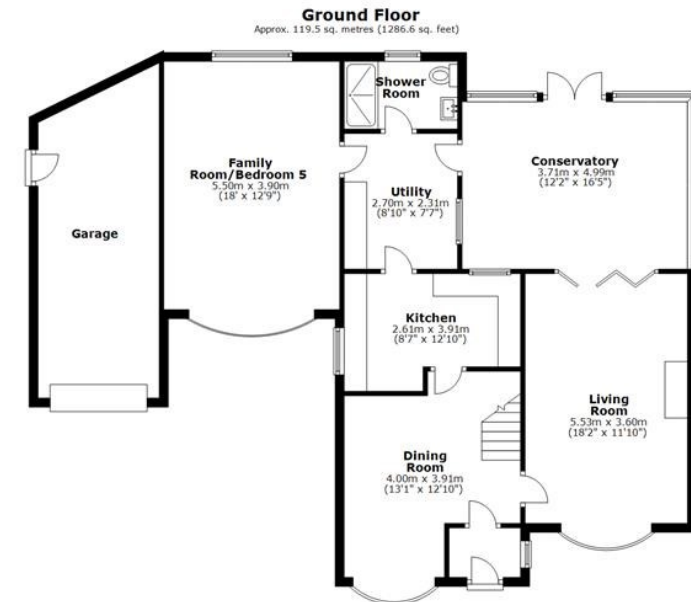
£485,000 Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

Occupying a fantastic position, tucked away within a quiet cul-de-sac, this impressive detached family house has been significantly extended and improved to provide substantial and versatile accommodation, while benefitting from a private south facing garden, driveway parking and large garage.

KEY FEATURES

- Entrance porch opening to the dining room which has a bow window to front and staircase to a light and spacious landing
- Good sized living room with feature fireplace and bi-folding doors onto the conservatory
- Well-fitted kitchen, complete with integrated appliances, and a separate utility fitted out to the same standard as the kitchen
- Additional ground floor shower room and large family room/bedroom offering a very versatile space which could be utilised as a 5th bedroom, home office or potential annexe
- Lovely master bedroom with windows to two elevations, built in wardrobes and an en-suite shower room with twin basins
- Three further bedrooms, two of which are doubles with built in wardrobes, and a well-appointed modern family shower room with walk-in double length shower
- uPVC double glazed windows and gas fired central heating
- Private south facing garden, laid to lawn with paved patio, planted borders and sun terrace
- Driveway to front providing plenty of parking and access to the garage
- A very quiet and convenient location within a popular area of the town, a short distance from excellent schools, the Royal Shrewsbury Hospital and road links via the bypass



Total area: approx. 196.4 sq. metres (2114.1 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 PlanIt.









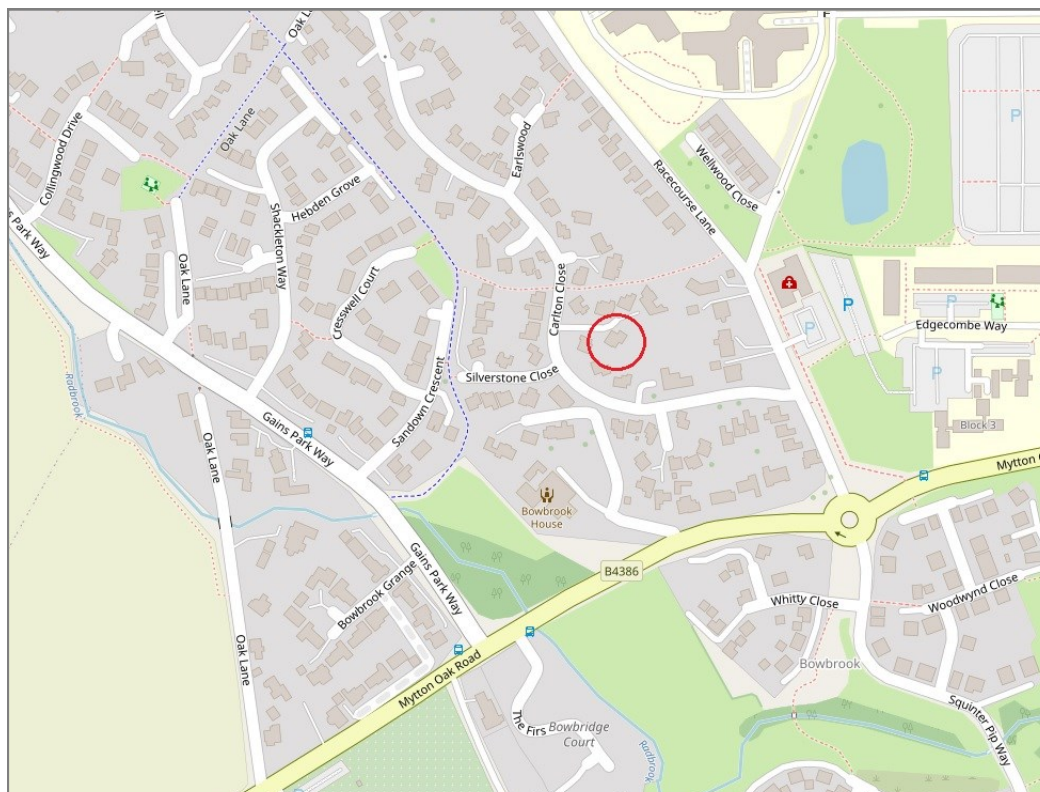
12 Carlton Close, Shrewsbury, SY3 5JA

£485,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

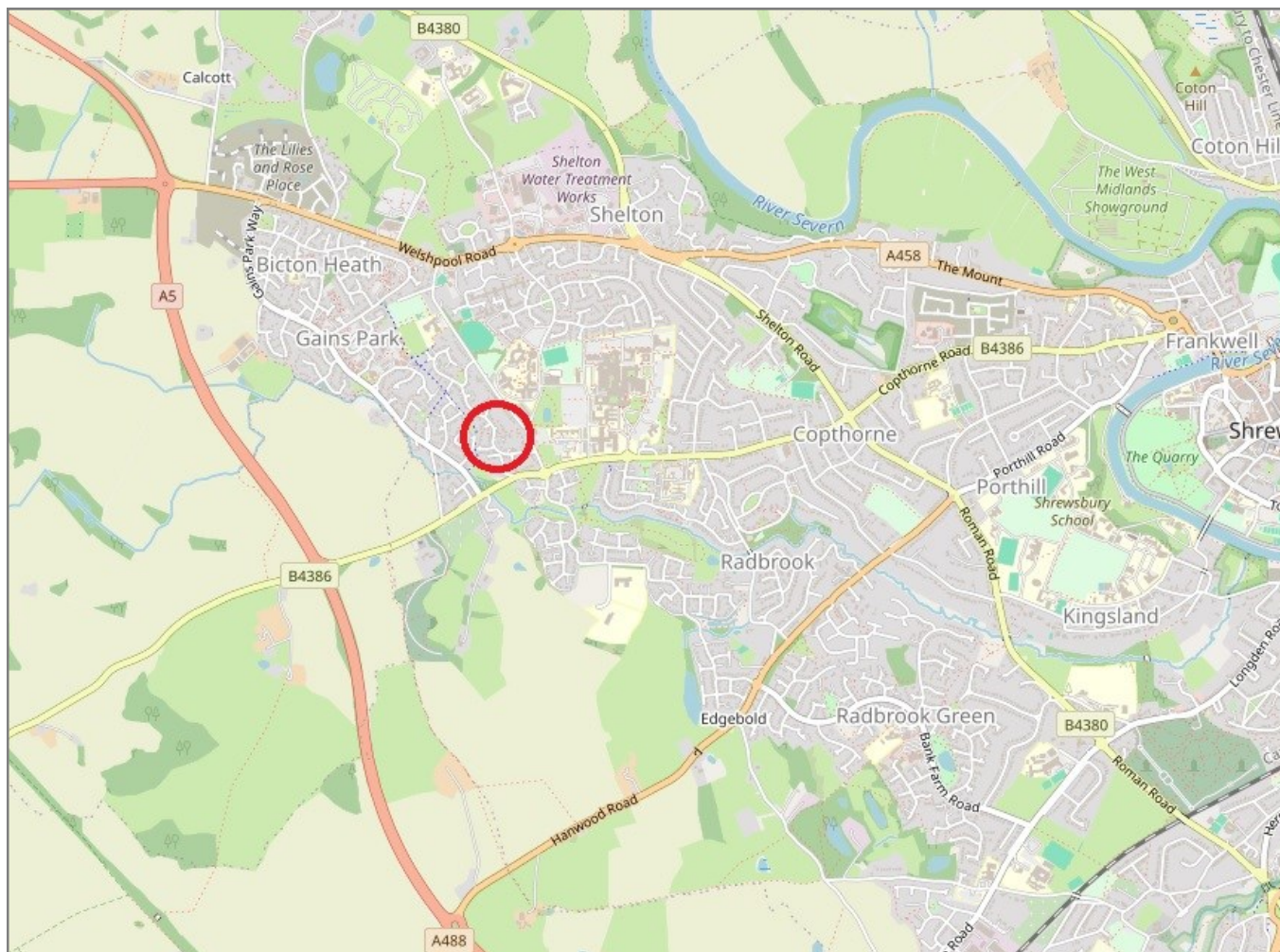
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

12 Carlton Close, Shrewsbury, SY3 5JA

Coopergreenpooks.co.uk

£485,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.