



**12 Carlton Close, Shrewsbury, SY3 5JA**

4 bedroom detached house — £460,000 Freehold



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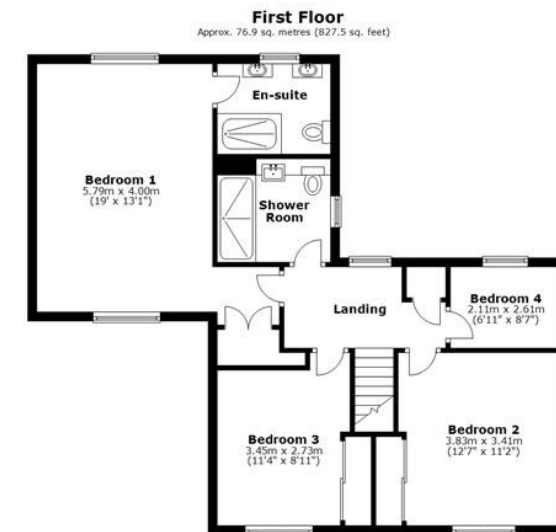
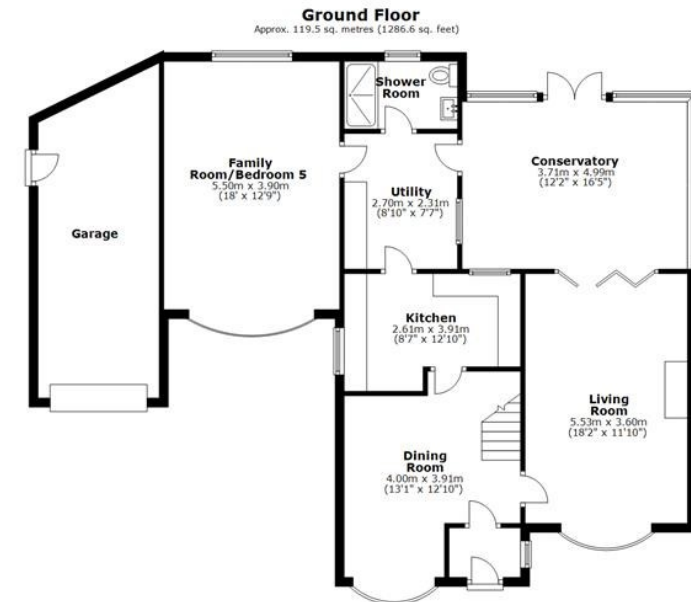
£460,000 Freehold— 4 bedroom detached house

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.

















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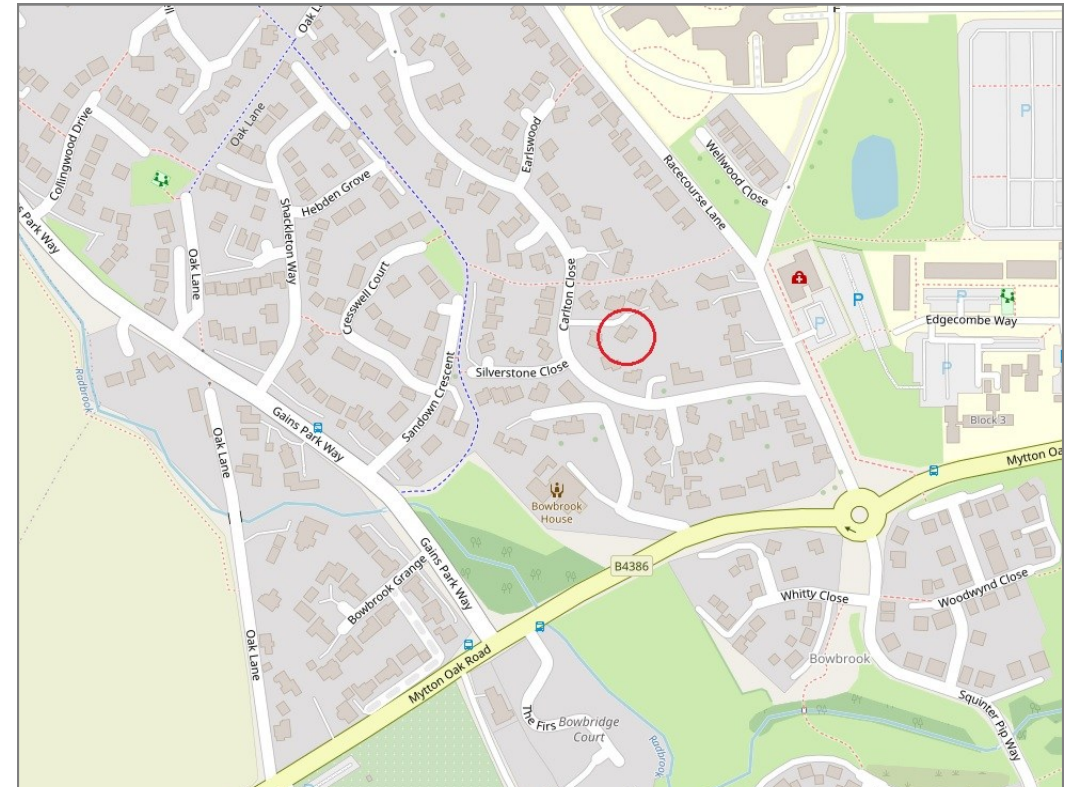
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**BOUNDARIES NOT CONFIRMED**



|                 |                                         |
|-----------------|-----------------------------------------|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band D</b>                           |
| EPC Band        | <b>Band C</b>                           |
| Services        | <b>All mains services are connected</b> |

 **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.

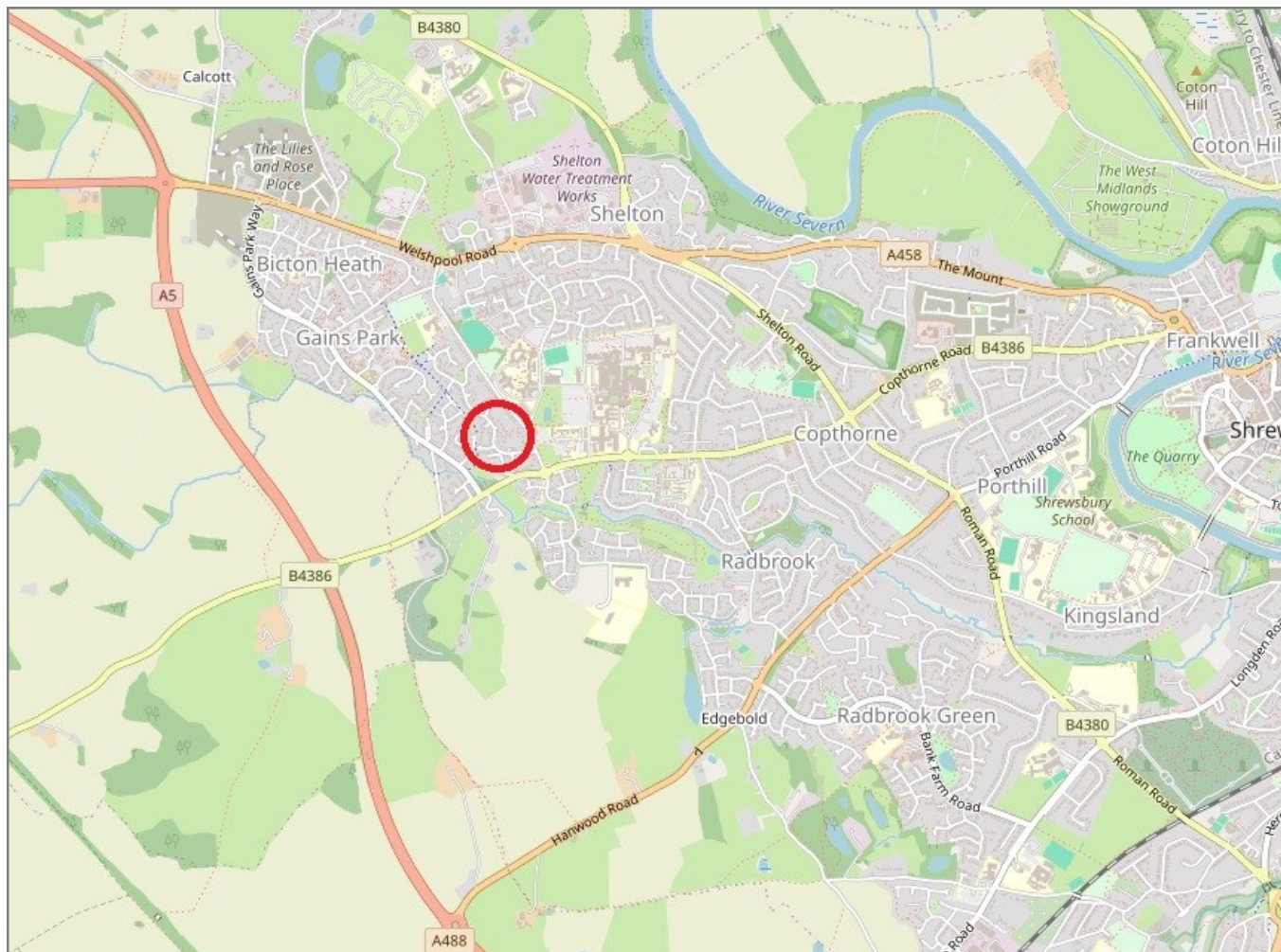
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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