

15 Carlton Close, Off Racecourse Lane, Shrewsbury,
Shropshire, SY3 5JA

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £640,000

Viewing: strictly by appointment
through the agent

Storm porch with composite wood effect entrance door gives access to:

Reception hallway

Having engineered oak flooring, radiator, coving to ceiling.

Door from reception hallway gives access to:

Snug

13'7 x 9'3

Having UPVC double glazed window to front, coving to ceiling, radiator.

Door from reception hallway gives access to:

Lounge

16'6 x 11'3

Having UPVC double glazed window to front, radiator, coving to ceiling, contrasting grey engineered oak flooring, wall mounted NEST thermostat control unit.

Square arch from lounge and door from reception hallway gives access to:

Large open plan kitchen/diner/family room

27'7 x 11'9 max reducing down to 10'11

And comprises: A range of luxury eye level and base unit with built-in cupboards and drawers, fitted Granite worktop with inset 1 1/2 sink drainer unit with mixer tap over, integrated Siemens oven with Siemens combination oven above and plate warming drawer below, Siemens four ring induction hob, integrated Bosch dishwasher, free standing American style Range Master fridge freezer with water dispenser/ice maker, separate Siemens fridge freezer, engineered oak flooring, LED recessed spotlights and coving to ceiling, two contemporary wall hung radiators, two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, tiled splash surrounds, under-stairs storage cupboard, kitchen island with fitted units and Granite worktop.

Door from kitchen/diner/family room gives access to:

Re-fitted utility room

14'7 x 7'11

Having replaced eye level and base units with built-in cupboard and drawers, fitted Granite worktops with inset 1 1/2 sink, integrated washing machine, integrated tumble dryer (the tumbler dryer is free standing included in the sale), recessed spotlights to ceiling, engineered wooden flooring, contemporary wall mounted radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, service door to garage.

Door from utility room gives access to:

Cloakroom

Having a modern suite comprising: WC with hidden cistern, wash hand basin set to vanity unit, fully tiled to walls, engineered wooden flooring, contemporary wall mounted radiator, UPVC double glazed window to rear, recessed spotlights to ceiling.

From reception hallway a contemporary wooden and glazed staircase leads to:

First floor landing

Having recessed spotlights to ceiling, loft access, over-stairs storage cupboard, cupboard housing gas fired central heating boiler.

Doors then give access to: Six bedrooms and re-fitted bathroom.

Bedroom one

16'8 x 12'6

Having part mirror fronted fitted wardrobe, UPVC double glazed window to front, radiator, fitted ceiling fan with built-in light.





From bedroom room one access is then given to:

Dressing room

5'9 x 3'11

Having His and Hers fitted wardrobes.

Door then gives access to:

En-suite shower room

Having a modern suite comprising: Large walk-in tiled shower cubicle with drench shower over and wall mounted hand-held shower attachment, WC with hidden cistern, wash hand basin set to vanity unit, recessed spotlights to ceiling, wall mounted mirror, shaver point, UPVC double glazed window to rear, tiled floor, heated towel rail.

Bedroom two

11'7 x 11'2

Having UPVC double glazed window to front, radiator, fitted double mirror fronted wardrobe, coving to ceiling.

Door to:

En-suite shower room

Having a modern suite comprising: tiled shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to front, tiled floor, part tiled to walls, recessed spotlights to ceiling, heated towel rail.

Bedroom three

10'10 x 9'5

Having UPVC double glazed window to rear, radiator, built-in shelved store cupboard/wardrobe, coving to ceiling.

Bedroom four

13'5 max x 10'3

Having UPVC double glazed window to rear, radiator.

Bedroom five

10'2 x 9'5

Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom six

9'5 x 9'3 max

Having UPVC double glazed window to rear, radiator.

Re-fitted bathroom

Having a three piece white suite comprising: panel bath with drench shower over and hand-held shower attachment off, low flush WC with hidden cistern, wash hand basin set to vanity unit, tiled to walls, tiled floor, UPVC double glazed window to rear recessed spotlight with built-in extractor fan to ceiling, heated towel rail.

Outside

To the front of the property there are low maintenance stoned brick edged section with a generous tarmac driveway which provides ample off street parking for a number of vehicles and gives access to:

Integral double garage

18'10 x 18'0

Having electrically operated roller door with two remote control fobs (also controlled with the alarm system), recessed spotlights to ceiling, wall mounted solar panel control unit, large double radiator, electric vehicle charging point,

Side access then leads to the property's south westerly facing:

Rear gardens

Having extensive paved patio area, paved sun terrace, sectional garden store, lawned gardens, raised decked area with inset lighting and enclosed by contemporary glazed railings, outside lighting points, cold water tap. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Agents note

The vendor informs us of the following:

Full professionally installed perimeter CCTV with 30 day recurrent recording system with remote viewing and control access.

Full professionally installed Ajax alarm system with remote viewing and control access and two fobs.

Solar panels fitted to rear roof providing income through a feed-in tariff.

Fibre to the Premises (FTTP) with 900 – 100Mb download speeds

Separate Airband back-up broadband system (if required) complete with router

Substantial decorative block shed with light and power

