



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

**£245,000**

Enjoying a prime location close to the Royal Shrewsbury Hospital and the renowned Oxon Primary School, this modern 3 bedroom house is offered with no upward chain and provides great potential for further improvement. Accommodation includes: Entrance Hall, WC, Living Room, Kitchen/Dining Room, Landing, 3 Bedrooms, Bathroom, GCH, DG, Private South West facing rear garden, Garage.



## **65 Carlton Close, Bicton Heath, 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**

Double glazed entrance door.

### **Entrance Hall**

Radiator, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Fitted with corner wash basin and WC, double glazed window to the front.

### **Living Room**

Radiator, double glazed window to the front.

### **Kitchen/Dining Room**

Dining area has a double radiator, double glazed window and French door leading onto rear garden. Kitchen is fitted with a range of units with laminate work tops, inset sink unit, tiled splash, wall mounted Potterton gas central heating boiler, double glazed window to the rear overlooking the garden.

### **First Floor Landing**

Radiator, double glazed side window, built in airing cupboard with hot water cylinder, access to roof space.

### **Bedroom 1**

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

### **Bedroom 2**

Radiator, double glazed window to the rear overlooking garden.

### **Bedroom 3**

Radiator, exposed wood flooring, built in wardrobe/store cupboard, double glazed window to the front.

### **Bathroom**

Fitted with 3 piece suite providing bath with tiled walls around and electric shower unit over, wash basin and WC, half tiled wall, radiator, extractor, double glazed window to the rear.

### **Outside - Front**

The garden to the front is laid to lawn with shrub borders. Driveway to the side provides parking and access to Garage.

### **Garage**

Up and over door, power and lighting points, door to the rear garden.

### **Rear Garden**

Extremely private, south-west facing garden approached onto a paved patio with lawn beyond, well established shrub beds and the garden is enclosed by fencing and hedging.

### **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**





### **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**