SAMUEL WOOD

1 Charlton Close, Shrewsbury, Shropshire, SY2 6HP

Offers In The Region Of £305,000

BERA
Not just a
DOG but my
FRIEN
for
LISA JEWELL

1 Charlton Close

Shrewsbury, Shropshire, SY2 6HP

3 1 2 C

- Generous Corner Plot Position - NO CHAIN
- Two Reception Rooms
- Utility & Guest Cloakroom WC
- Attractive, Low Maintenance Gardens
- Excellent A5 And M54 Links
- Three Bedroom Semi Detached
- Refitted Shaker Style Kitchen
- Garage And Block Paved Driveway
- Near to Amenities and Bus Routes
- EPC Rating C

Occupying a generous corner plot in the popular Sutton Farm area of Shrewsbury, this well-presented three-bedroom semi-detached home offers an appealing blend of space, practicality and convenience. With wraparound gardens, a garage and block-paved driveway, there is plenty of outside space and excellent off-road parking. Inside, the property has been thoughtfully updated, including a stylish refitted Shaker-style kitchen, while attractive oak internal doors, double glazing and gas central heating add further appeal. The location is a real highlight, with excellent access to the A5 and M54, regular bus services into Shrewsbury and a useful range of everyday amenities close at hand. A fantastic opportunity to secure a spacious home in a superbly connected location.

Step inside to a spacious and welcoming hallway, complete with attractive oak internal doors, setting the tone for the accommodation beyond. The living room provides a comfortable place to relax, featuring a decorative fire surround with log-burner style fire creating an inviting focal point. The separate dining room has French doors opening directly onto the gardens, making this a lovely space for entertaining or enjoying relaxed family meals with a view of the outside space. The refitted Shaker-style kitchen combines timeless styling with practical modern living and benefits from integrated appliances, skirting lighting and a large rear-facing window. A useful utility room and downstairs WC add further convenience.

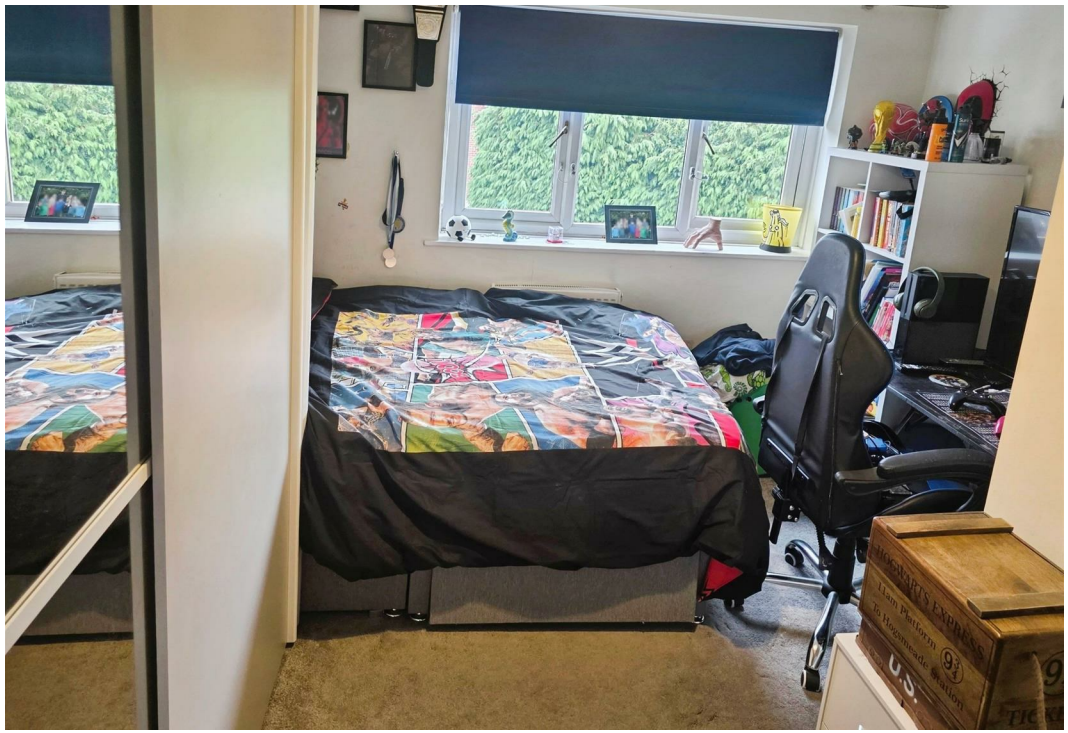
The upper floors provide three well-proportioned bedrooms alongside a family bathroom. The flexible bedroom accommodation is ideally suited to modern family life, with plenty of scope for bedrooms, guests, a home office or hobby space depending on individual requirements.

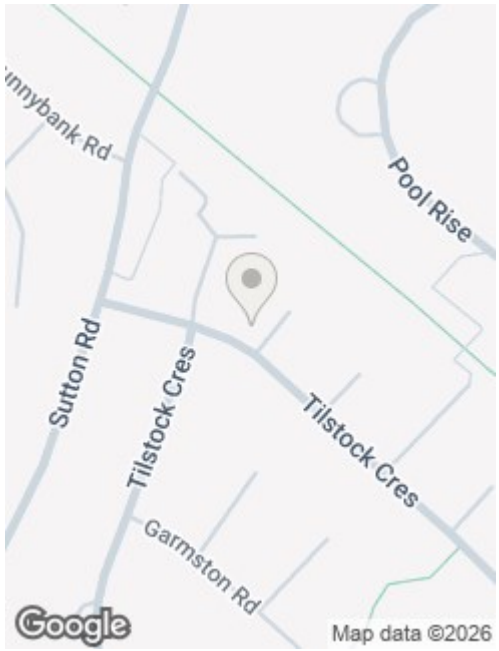
A particular feature of this property is its generous corner plot, with gardens wrapping around the front, side and rear of the home. The gardens have been designed with ease of maintenance in mind, incorporating artificial grass and attractive slate pathways.

To the rear is a further slated garden area with access to the garage, while a gate leads through to the block-paved driveway, providing excellent off-road parking.

Situated in Sutton Farm, to the east of Shrewsbury, the property is ideally positioned for both everyday convenience and commuting. The A5 and M54 are readily accessible, providing excellent links towards Telford and beyond, while regular bus services offer convenient access into Shrewsbury town centre. A useful selection of local amenities is close by, including a supermarket with post office, veterinary practice, butchers and hairdressers, making day-to-day life particularly convenient. With its excellent connectivity, generous corner plot and highly practical outside space, this is a home that deserves to be viewed.

GLOW


HOGWARTS EXPRESS
From Platform 9¾
To Hogsmeade Station



Directions

What3words: ///chops.trips.record

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

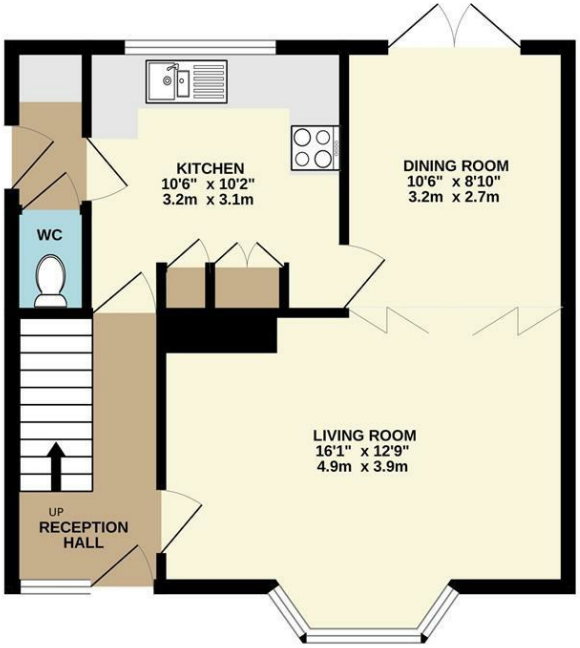
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

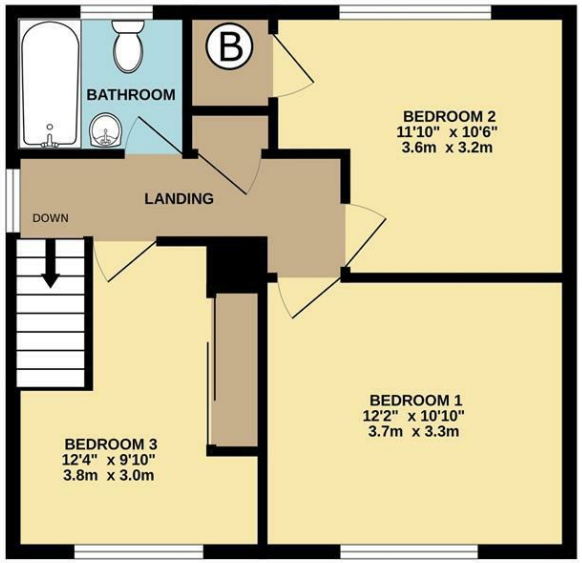
A Clean Kitchen Is The Sign Of a Wasted Life
HOUSE RU
dean up after
ASK QUESTI
LAUGH A L
believe in your
DANCE & SI
try new thing
brush your teet
LISTEN
always tell the truth
KNOW YOU ARE LOVED
BE KIND TO EACH OTHER
DO YOUR BEST
NEVER GIVE UP
Say please & thank you
SHARE
give lots of hugs
PRACTICE PATIENCE
love one another

Floor Plans

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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