



5 Cartwright Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5FY

£280,000

This beautifully presented modern 3-bedroom house is well located in the west of Shrewsbury, close to the hospital, schools and other great amenities. Accommodation includes: Enclosed Porch, WC, large attractive Living Room, impressive fitted Kitchen/Dining Room. 3 good Bedrooms and an upgraded bathroom on the first floor. Outside is a 2-car driveway and a lovely enclosed, landscaped garden. GCH, DG.
We recommend arranging to view quickly.



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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 composite entrance door.

Enclosed Porch

Wooden flooring and radiator.

Cloakroom/WC

Fitted with wash basin and WC, radiator, pattern tile flooring and double-glazed window.

Living Room

A lovely-sized room with wooden flooring, radiator and double-glazed window to the front. Staircase leads to spacious First Floor Landing.

Kitchen/Dining Room

Fitted with a range of contemporary units, laminated work tops, inset 1 1/2 bowl sink unit, integrated electric oven, and 4 ring gas hob with filter hood above, cupboard housing Vailant gas central heating boiler, radiator, ample space for dining table, useful under-stairs store cupboard, double-glazed window and French doors lead onto attractive landscaped rear garden.

First Floor Landing

Double-glazed window to the side, access via loft ladder to roof space.

Bedroom 1

Radiator, double-glazed window to the front and built-in double wardrobe with mirror fronted sliding doors.

Bedroom 2

Radiator, built-in wardrobe and double-glazed window overlooking rear garden.

Bedroom 3

Radiator and double-glazed window overlooking garden to the rear.

Bathroom

Beautifully appointed with attractive pattern tile flooring and fitted with 3 piece suite providing bath with designer mixer tap and twin shower head over, wash basin and WC, built-in storage cupboard, heated towel rail, double-glazed window and extractor.

Outside - Front

Enjoying an attractive corner position, the property has slated beds to the front with a central pathway. Tarmac driveway providing parking for 2 cars. Gated pathway to the side leads to the rear.

Rear Garden

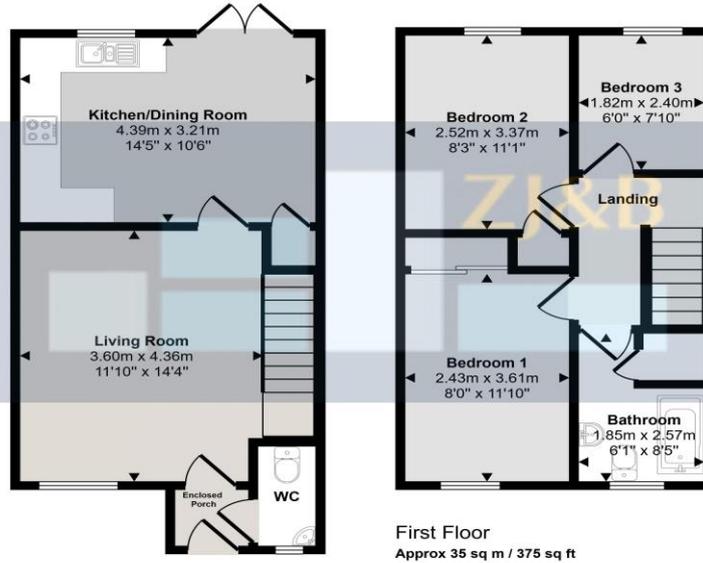
Attractively landscaped with Indian stone patios, raised beds and borders with shrubs and trees. There is a timber shed, cold water tap, external lighting and the garden is enclosed by high level timber fencing.

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**

Approx Gross Internal Area
71 sq m / 764 sq ft

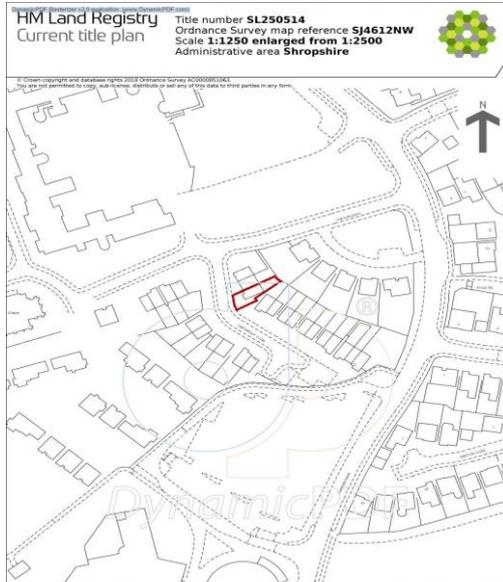


Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

5, Carthright Close Bicton Heath SHREWSBURY SY3 5PY	Energy rating B	Valid until: 29 July 2027
		Certificate number: 7133-5970-3320-8976

Property type End-terrace house

Total floor area 75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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