



SAMUEL WOOD

63 Carlton Close, Bicton Heath, Shrewsbury, Shropshire, SY3 5JA

Offers In The Region Of £240,000



63 Carlton Close

Bicton Heath, Shrewsbury, Shropshire, SY3 5JA



- End row home in cul-de-sac
- Bright living room with front window
- Understairs storage cupboard
- Enclosed rear garden with patio
- NO UPWARD CHAIN
- Close to Royal Shrewsbury Hospital
- Dining kitchen with garden access
- Three bedrooms and shower room
- Driveway, front lawn & garage
- EPC Rating D

This end-of-row home is located in a cul-de-sac within a sought-after residential area, just a short distance from the Royal Shrewsbury Hospital. This charming property features front gardens, a private driveway, and a garage, offering both kerb appeal and practicality. Inside, the home boasts a light and welcoming atmosphere throughout. With vacant possession and close proximity to town amenities, this property is an ideal choice for a variety of buyers. Early viewing is highly recommended.

The ground floor opens into the reception vestibule with staircase to the first floor and door leading into a bright living room featuring a window to the front. From here, a doorway connects to the spacious dining kitchen. The dining area benefits from a useful downstairs storage cupboard, a large rear window and door that opens directly onto the rear garden. A wide archway flows through to the well appointed kitchen, which also enjoys garden views.

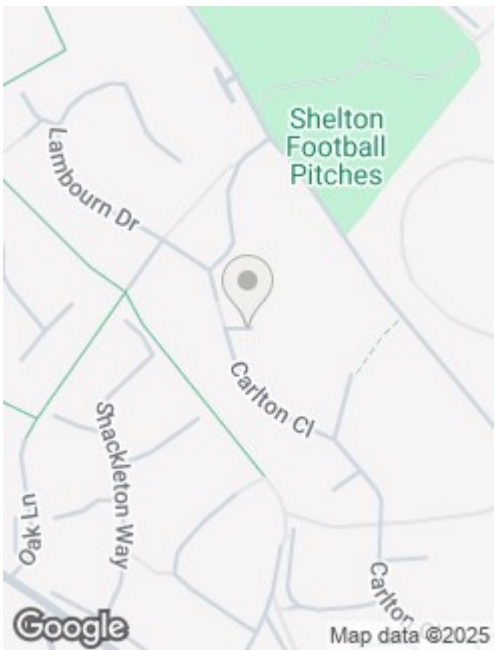
Upstairs, the first floor provides three comfortable bedrooms, offering flexible space for families, guests, or home working. The bathroom is fitted with a WC, wash hand basin, and a shower cubicle, completing the practical layout of this home.

Outside, approached by a private driveway leading to the garage, the property enjoys excellent kerb appeal with a neatly kept front lawn. The rear garden offers a private, enclosed space ideal for relaxing or entertaining. It features a patio area, a lawn, and an array of mature trees and shrubs that create a peaceful setting.

With its combination of indoor comfort, outdoor space, and a prime location close to amenities and transport links, 63 Carlton Close represents an excellent opportunity for buyers seeking a move-in-ready home with vacant possession. Early viewing is strongly recommended.







Directions

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

Broadband Speed: Basic 3 Mbps, Superfast 85 Mbps & Ultrafast 10,000 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: No Risk.

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.

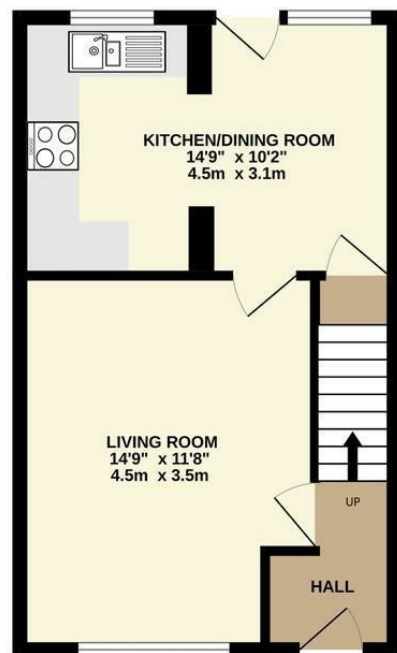
These details are awaiting final approval and may be subject to some changes.



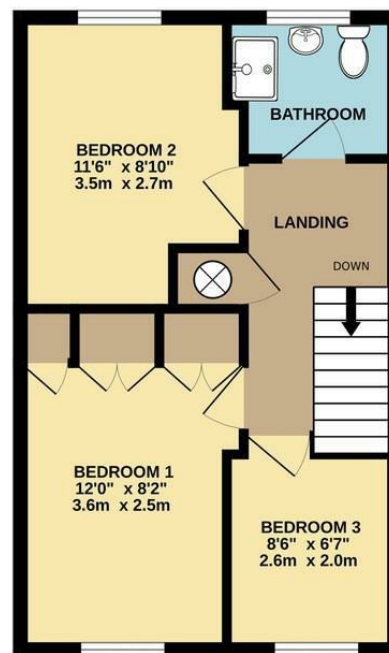


Floor Plans

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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