



**Holters**

Local Agent, National Exposure

**Brooklyn, Ludlow Road, Craven Arms, Shropshire, SY7 9QL**

**Offers in the region of £399,950**



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## Brooklyn, Ludlow Road, Craven Arms, Shropshire, SY7 9QL

Lots of character! Super spacious! Great garden! Has everything we need! Just some of the things we are expecting to hear back from viewers of Brooklyn. To give us your feedback, start by arranging a viewing of this detached, 4 bedroom house today!



## Key Features

- Impressive, Detached House
- 4 Double Bedrooms & 3 Reception Rooms
- Spacious Accommodation
- Beautifully Presented
- Private Driveway
- Large Garden
- Edge of Town Location
- Available with No Upward Chain

## The Property

A beautiful detached residence which has been unspoiled and in which a wealth of original features have been preserved. With beautiful floors, gorgeous fireplaces, high ceilings and original doors found throughout much of the property. Brooklyn is located a short distance from the town centre and offers easy access to the train station and A49.

The property is approached from the roadside and has private off road parking for multiple vehicles. A covered storm porch shelters a wooden entrance door with inset stained glass window opening to the Entrance Hall. The Hallway has a useful WC, wonderful wooden floor and moulded balustrade rising to the first floor. Off the Hallway is the Sitting Room. An open fireplace provides the centrepiece of the room and a large bay window allows the room to fill with natural light. Across the Hallway are the Living Room and Dining Room. Semi open plan and also with a large bay window this generous space with its high ceilings and gorgeous fireplace is a perfect room for entertaining. French doors from the Dining Room give views out to the pretty rear garden. Back across the Hallway is the Dining Kitchen. The hub of the home, the Kitchen is a lovely room which is fitted with a range of wooden units and extensive shelving. A door opens to the Utility Room which has plumbing for a washing machine and space for a tumble dryer and a door to the garden.

The First Floor has four Double Bedrooms, two to the front of the property and two to the rear. The two front bedrooms both have handsome bay windows and original cast iron fireplaces. Also on the first floor is the smartly appointed Family Bathroom, with a P-shaped spa bath, washbasin and WC. Completing the accommodation is the useful Study/Home Office.

The rear garden is a great size and has gated side access. From the patio the garden opens to a large lawn area with mature trees and to the rear is a productive vegetable garden.

## The Town

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a supermarket, doctors surgery, banks, Post office, petrol station, butchers, bakery and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh Marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond. For lovers of the outdoors Craven Arms is a haven for nature enthusiasts and those of an active disposition, surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area.

The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments and is part of the slow food movement.

A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to 4 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

## Tenure

We are informed the property is of freehold tenure.

## Council Tax

Shropshire Council - Band D.

## Services and Heating

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

## Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of 31-36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

## Nearest Towns

Ludlow - 9 miles

Church Stretton - 8 miles

Clun - 9 miles

Shrewsbury - 21 miles

Much Wenlock - 17 miles

Bridgnorth - 20 miles

Telford - 25 miles

## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

## Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders 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 Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

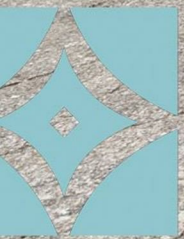


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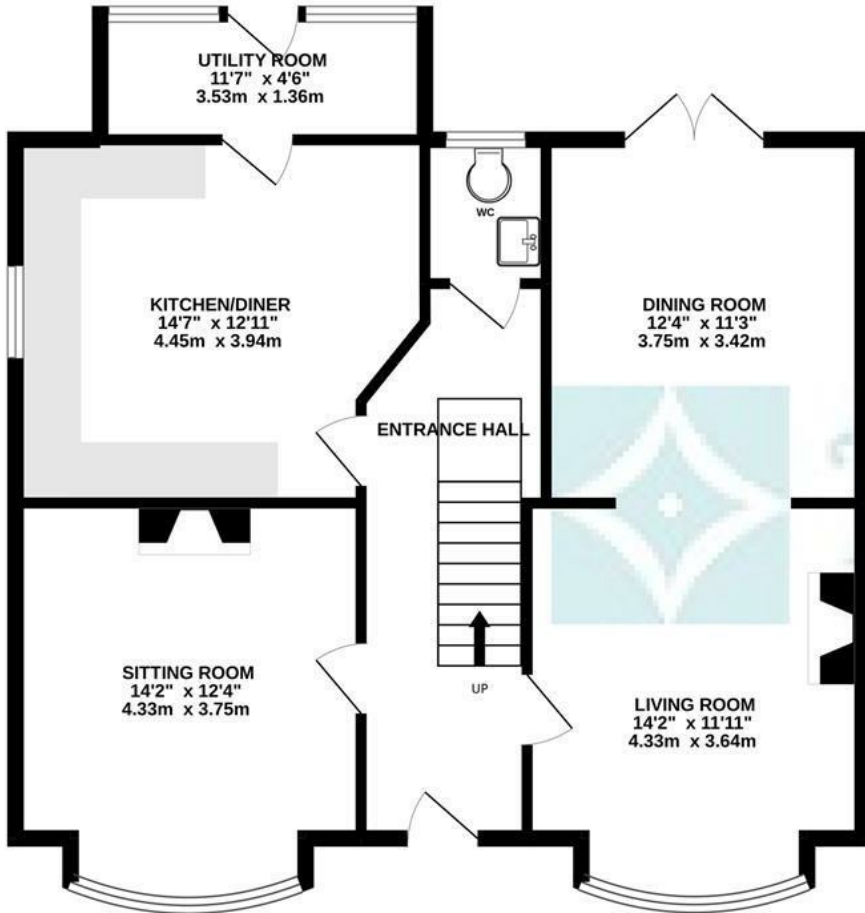
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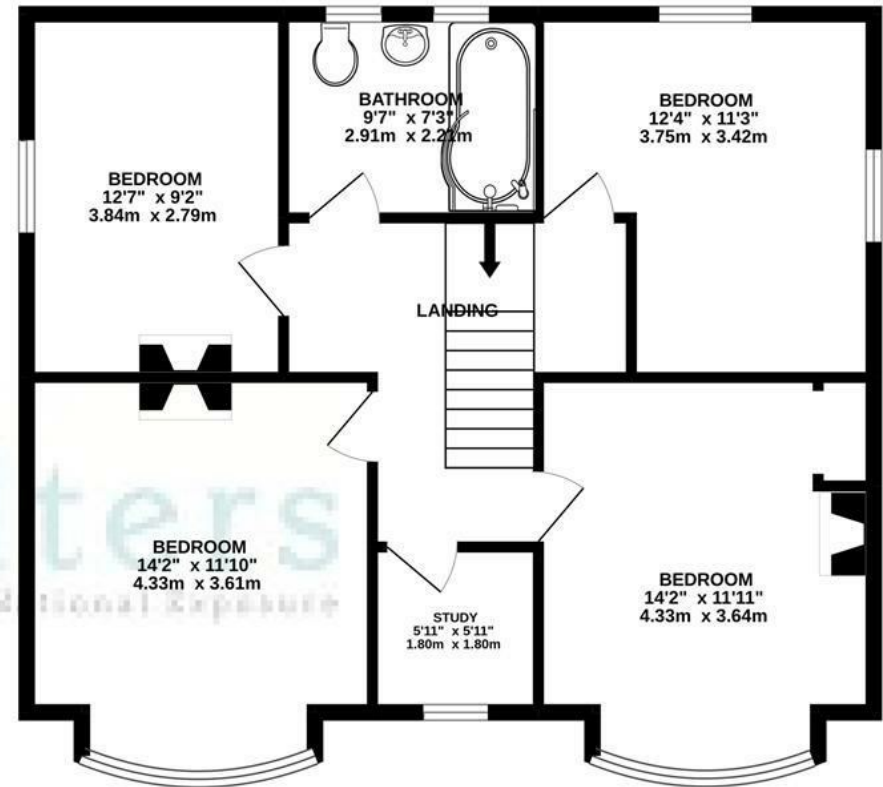
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**GROUND FLOOR**  
824 sq.ft. (76.6 sq.m.) approx.



**1ST FLOOR**  
772 sq.ft. (71.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	79
EU Directive 2002/91/EC		