



19 Temperance Place, Craven Arms, SY7 9RT

Offers in the region of £210,000



Holters
Local Agent, National Exposure

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Welcome to 19 Temperance Place, an immaculately presented family home, which is available with no onward chain. This property boasts three double bedrooms, open plan living, off road parking and is well presented throughout. Don't miss out on this spectacular property by calling us to arrange a viewing now!

Key Features

- Well Presented Three Storey Townhouse
- Spacious Accommodation
- 3 Double Bedrooms
- Modern Open Plan Kitchen Living Area
- Enclosed Rear Garden
- Off Road Parking for Two Vehicles
- Convenient Town Centre Location with Easy Access to the A49
- EPC B

The Property

19 Temperance Place is a well presented three storey family home offering spacious and well thought out accommodation. Situated in the town centre, the property boasts convenient access to Craven Arms' train station and the A49, ensuring excellent connectivity while providing all of the local amenities right on your doorstep.

Upon entering the property, the hallway opens up to a downstairs WC and an open plan living area. This spacious room offers plenty of space for a growing family and leads into the stylish modern kitchen. The kitchen is fitted with a matching range of wall and base units, with an integrated oven, induction hob, extractor fan and dishwasher. The matching wall and base units continue to the utility area which provides

additional storage, an integrated fridge freezer and space for a washing machine.

The first floor landing is light and spacious and gives access to two of the three bedrooms and the family bathroom. Both bedrooms are doubles offering plenty of space for a growing family. The bathroom is fitted with a fresh white suite comprising a p-shaped bath with a shower over, WC and wash basin.

A true highlight of this property is the second floor! A good sized master bedroom with plenty of storage and a wonderful en-suite bathroom, all tucked away at the top of the house and shut off by the landing door. To our mind it's an adults only space to escape the children, but don't tell them we said that. Both the master bedroom and en-suite benefit from fitted velux windows.

Outside, the french doors open to a patio area, ideal for outdoor entertaining, and the rear lawn is enclosed with fencing. The property also benefits from off-road parking to the front, with space for up to two vehicles.

This property is a must see, so call us to arrange your viewing now!

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 C

Services & Heating

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

Nearest Towns/Cities

- 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 - Holters 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 vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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 condition or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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