



Holters
Local Agent, National Exposure

1 Sycamore Close, Craven Arms, Shropshire, SY7 9AF

Price £123,250



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This delightful home boasts 2 double bedrooms, 2 reception rooms, off road parking, and a good size rear garden. Available to purchase for an affordable 72.5% of the open market value, this property is the perfect starter home.

Key Features

- Available for 72.5% of the Open Market Value with 100% Ownership
- Strong Local Connection Required
- Well Maintained End Terrace House
- 2 Double Bedrooms
- Living Room
- Light & Spacious Conservatory
- Off Road Parking
- Good Sized Enclosed Rear Garden
- EPC C

The Property

1 Sycamore Close is offered on a 72.5% purchase of open market value with 100% ownership, in accordance with the Section 106 agreement. There is a strong local connection required to purchase and this would need to be the purchasers sole place of residence, so please contact us for further details.

As you enter the property, a generous hallway welcomes you, offering plenty of room to store your coats and shoes. Accessed off the entrance hall is the kitchen, which is fitted with a range of wall and base units providing space for an under-counter fridge, freezer, oven, and washing machine. The living room, accessed from the hallway, is spacious and features stairs that lead to the first floor. The conservatory adjoins the living room and boasts a further spacious and light reception room,

complete with patio doors leading to the rear garden.

Heading upstairs, there are 2 bedrooms and the family bathroom. Both bedrooms are good size doubles and the bathroom is fitted with a matching white suite, comprising of a wash basin, wc and bath with mains shower over. The landing provides a useful airing cupboard which houses the gas boiler.

Outside, the south facing rear garden has fenced borders, a lawned garden, a useful garden shed and a paved patio area, which poses as the perfect spot to relax or to entertain guests. Sitting on the corner plot, the garden is a generous size and there is off road parking available to the front.

The Location

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, Post office, petrol station, butchers 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.

Services & Heating

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

Council Tax

Shropshire Council Band A

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

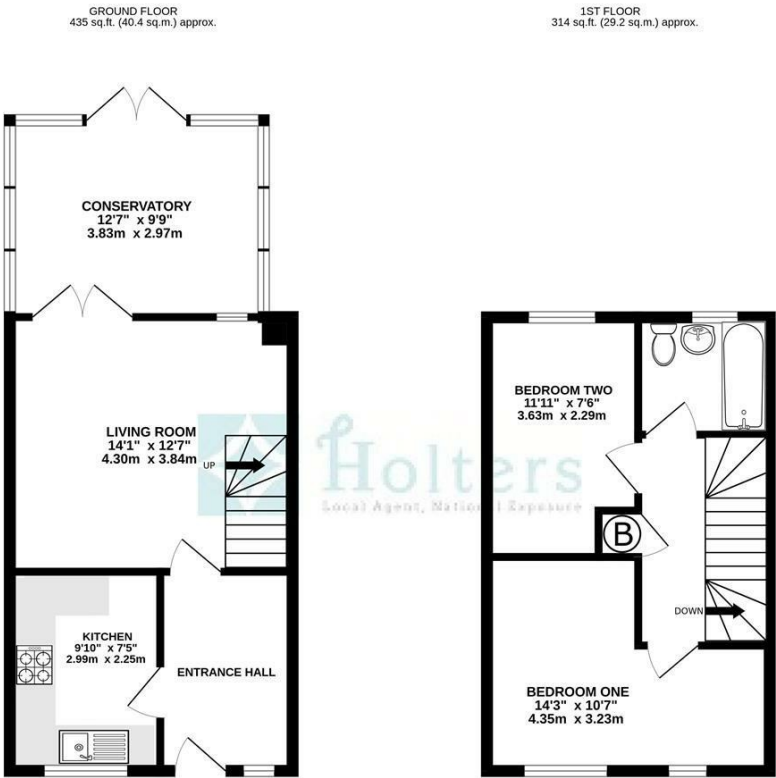
Money Laundering Regulations

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

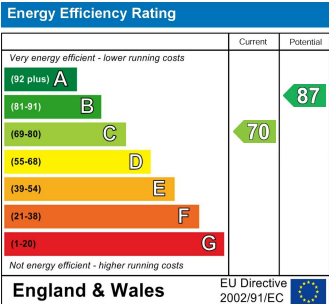
Consumer protection from unfair trading regulations 2008 -
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute 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 Holders 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.

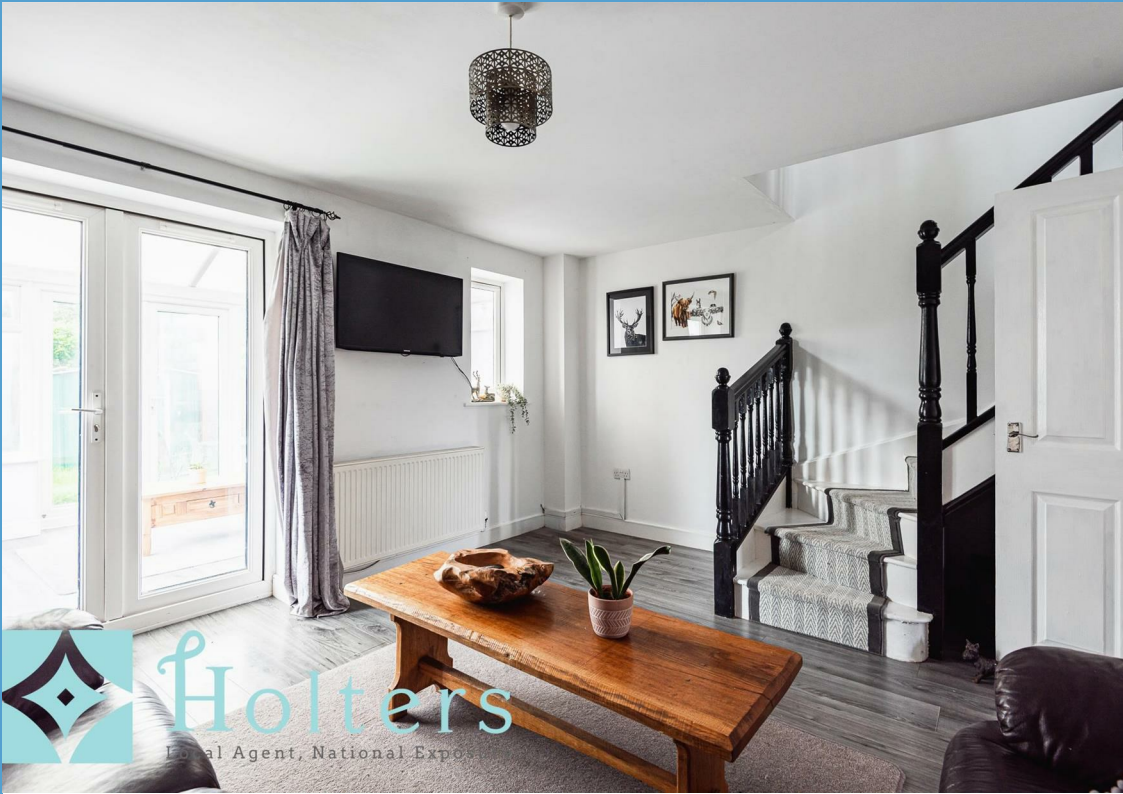


TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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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