



The Laurels, Clun Road, Craven Arms, Shropshire, SY7 9QS

Offers in the region of £295,000



Holters
Local Agent, National Exposure

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Don't rest on your laurels and book a viewing now so you can rest on these Laurels later! This 4 bedroom semi-detached property has so much to offer and is awaiting its new owners...

Key Features

- Semi-Detached Family Home
- 4 Bedrooms
- Living Room with Log Burner
- Good Size Kitchen Diner
- Separate Utility Room & WC
- Off Road Parking & Garage
- Delightful Garden
- Short Walk to Craven Arms Town Centre
- EPC D

The Property

The Laurels is a conveniently located, semi-detached, four bedroom home within walking distance of Craven Arms train station, the local supermarket and in the catchment area for both Ludlow and Church Stretton schools.

Greeting you upon arrival is a welcoming entrance hall with tiled flooring and access to the lounge, kitchen diner and stairs leading to the first floor. The lounge is a lovely light and airy room with a bay window, high ceilings and wood burning stove. The open plan kitchen diner is a generous size with space for a dining table and chairs, and the fireplace has been reconfigured to create a wonderful brick feature around the oven. The kitchen is fitted with stylish matching wall and base units providing excellent storage and worktop space with a pantry for further storage. Accessible from the kitchen area is the utility room with further worktop space, room for a washing machine and a dryer and a separate wc with plumbing in place for a shower to be fitted, if the new owners wish.

On the first floor there are two double bedrooms and the family bathroom. The master bedroom has built in wardrobes and a feature fireplace with a lovely outlook to the rear garden. The bathroom is fitted with a matching white suite comprising of wc, wash basin and bath with mains shower over. On the second floor you will find two further bedrooms with velux windows and far reaching views.

Outside, you will find off road parking for 3 vehicles and a detached single garage which provides further parking or storage space. Heading out of the utility room there is a gravelled area which could provide further parking with secure double gates in place. There is also a log store and chicken coop. A wooden gate leads you to the lawn area, where you will find space for your outdoor seating. This enclosed space is perfect for your children to play or to entertain guests.

This property has so much to offer so don't miss out and call us to arrange a viewing now!

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, 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. 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 including the famous Mr. Underhill's Michelin starred restaurant. 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. For lovers of the outdoors and as previously mentioned 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. 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.

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

Services

We are informed the property is connected to mains water, electric and drainage.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers

verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 vendors 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.

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Approximate Area = 1247 sq ft / 115.8 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 1531 sq ft / 142.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for McCarneys. REF: 1147061

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	78
(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	

