



Holters

Local Agent, National Exposure

**34 Sycamore Close, Craven Arms, Shropshire, SY7 9AF**

**Offers in the region of £325,000**



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## 34 Sycamore Close, Craven Arms, Shropshire, SY7 9AF

Have you been searching for the perfect family home? Well, stop right there because you've found it! Take a look at this spectacular detached property which offers 4 bedrooms, a stylish kitchen area, off road parking and garage. Don't miss out on the opportunity to acquire this brilliant property!

### Key Features

- Detached Family Home
- 4 Bedrooms
- Good Size Living Room
- Stylish Kitchen with Separate Utility & WC
- Light Conservatory
- Further Reception Room/Home Office/Playroom
- Enclosed Rear Garden
- Off Road Parking & Garage
- Located in a Popular Residential Area
- EPC C

### The Property

Welcome to 34 Sycamore Close! This spacious detached family home is located in a popular residential area of the South Shropshire market town of Craven Arms.

When entering the property you are greeted by a welcoming entrance hall, fitted Karndean flooring. To your right you will find the wonderful, spacious living room which has a superb bay window to the front with bespoke seating storage underneath and an electric fireplace. This room offers ample space for your family and is currently used as the lounge/diner.

Moving on next to the impressive kitchen area, which is one of this property's many 'wow' factors. The matching wall and base units have an integrated dishwasher, built in double oven, double stainless steel sink with mixer taps and offers space for a fridge/freezer. The well positioned central island houses the gas hob with extractor fan over and seating for three

breakfast stools. The Karndean flooring continues throughout the ground floor. There is a convenient utility room accessed from the kitchen, where you will find space for both a washing machine and dryer, and a w.c. Also accessed from the kitchen is the light conservatory which overlooks the rear garden. Whether you're hosting a dinner party or preparing a family meal, this space definitely has you covered. The final stop on the ground floor is the additional reception room to the front of the property, which is currently used by the vendors as a physio room but could make a great home office or playroom.

Continuing with our tour and heading upstairs, the spacious landing provides access to the four bedrooms, the family bathroom and useful airing cupboard. The master bedroom benefits from built in wardrobes and an en-suite, which comprises of a mains shower, wash basin and wc. The family bathroom is also well presented and is fitted with a matching suite.

Outside, the enclosed rear garden provides a lovely space to sit with your morning coffee and enjoy the glorious morning sunshine, whilst providing a fantastic outdoor space for children to play or to entertain guests. The property also has gated side access. The driveway to the front of property provides off road parking for up to two vehicles in addition to the detached single garage.

If you are looking for your next family home, you've found it! Don't miss out on

the opportunity to acquire this superb property!

### 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.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band E

#### Services

We are informed the property is connected to all mains services.

#### Heating

The property has the benefit of gas fired central heating.

#### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

#### 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

#### Wayleaves, Easements and Rights of Way

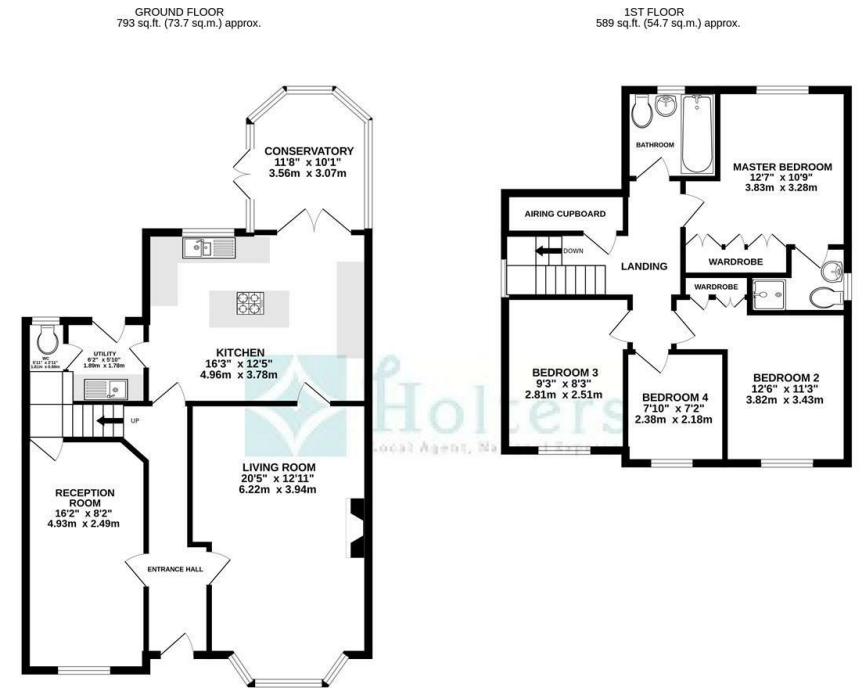
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Money Laundering Regulations

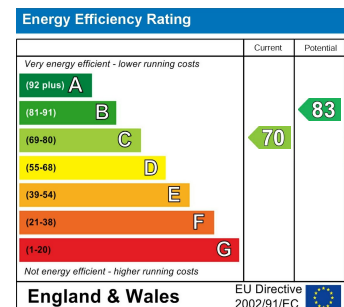
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 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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