



Holters

Local Agent, National Exposure

15 Chestnut Avenue, Craven Arms, Shropshire, SY7 9BF

Offers in the region of £215,000



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A beautiful three storey, three bedroom home available with no upward chain. The current owners have worked hard to transform this property into the gorgeous home it is today! With such a stunning finish, this house is sure to attract a lot of interest, so call us today to arrange a viewing and find out why we can't speak highly enough of this super property.

Key Features

- Three Storey Modern Townhouse
- Well Presented Accommodation
- Modern Open Plan Living Space
- 3 Bedrooms
- Master Bedroom with En-Suite
- Convenient Utility Room
- Study/Home Office
- Good Size Rear Garden
- Garage & Off Road Parking
- Available with No Upward Chain
- EPC C

The Property

Situated in a popular residential area in the South Shropshire market town of Craven Arms, you'll find this absolutely beautifully presented three storey townhouse. Much improved by the current owners, number 15 oozes quality and is a wonderful family home that you'll be able to move straight into, put your furniture down and not do a thing.

The entrance door opens to a hallway which has a wc off to your left, a newly fitted spacious utility room and access to the garage. The utility room has stylish matching wall and base units, an integrated sink and space for a washing machine. The single garage is a good size with fitted shelving to the rear.

Heading up to the first floor, the open plan living area is bright and spacious, with access to the rear garden. The kitchen is smartly fitted with a range of modern units incorporating an integrated dishwasher, electric oven and induction hob, whilst offering space for a dining table and chairs. On this floor

you will also find the home office/study creating an ideal place for your children to complete their studies or for home working.

On the second floor you'll find the three bedrooms, en-suite to master and family bathroom. The bathroom is fitted with a matching white suite incorporating a bath with mains shower over, a wash basin, and wc. The master bedroom has a pleasant outlook to the rear garden and has an en-suite comprising of shower, wc and wash basin.

Outside, the property has a secure, enclosed rear garden, which is largely laid to lawn, creating a wonderful space for the children to play or to entertain guests. There is a patio area from the open living space and external side access via steps. This property is a ready for it's new owners to move straight in an start calling it 'home'! Call us to arrange your 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C

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.

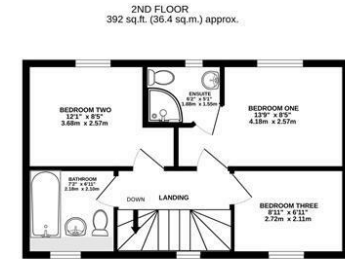
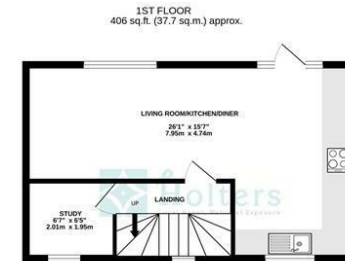
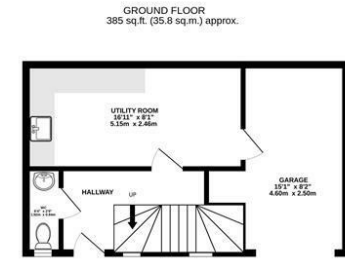
Money Laundering Regulations

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: 1183 sq.ft. (109.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A			
(81-91) B			87
(69-80) C		70	
(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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