



Holters
Local Agent, National Exposure

1 Coronation Road, Craven Arms, Shropshire, SY7 9RA

Offers in the region of £230,000



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This 3-bed semi-detached property offers a fantastic opportunity to create your dream family home! 1 Coronation Road is set within a generous plot, benefiting from a detached garage, a large enclosed garden, convenient location and offers scope for refurbishment.

Key Features

- Semi-Detached Property
- Scope for Improvement
- 3 Bedrooms
- Good Sized Living Room
- Kitchen & Separate Dining Room
- Generous Plot Size
- Enclosed Front & Rear Gardens
- Detached Garage
- No Onward Chain
- EPC D

The Property

1 Coronation Road is situated in a popular residential area of Craven Arms and is just a short walk to all of the local amenities. This semi-detached property oozes potential and presents an exciting opportunity for first time buyers, investors, or a small family to create their ideal family home.

When entering the property, you are greeted by the entrance hall with stairs ascending to the first floor and access to the living room and the dining room. The spacious living room offers double aspect windows to the front and rear, creating a lovely light room. The fireplace has been closed off but could be reopened by the new owners if they wish. Heading back through the entrance hall to the dining room, this space offers a useful understairs storage cupboard and space for your dining table and chairs. Although this room is well suited as a dining room it could alternatively make a wonderful snug or playroom for a growing family. The kitchen is fitted with a range of wall and base units, whilst enjoying a lovely outlook to the rear garden. From the

kitchen there is a rear porch which provides access to the rear garden.

Heading upstairs, the first floor offers three bedrooms, a family bathroom and wc. Both bedrooms one and two are at the front of the property and benefit from having useful built in storage cupboards, whilst the third bedroom has a pleasant outlook to the rear garden. The bathroom is fitted with a wash basin, and bath with mains shower over and the wc is adjacent.

One of the wow factors for this property is the rear garden which has fenced borders, flowered beds, a patio area and is largely laid to lawn. This space provides an ideal setting for entertaining guests or for the children to play. This property benefits from an impressive plot size, which is a wonderful feature given the close proximity to the town centre. Additionally, there is off-road parking and a detached garage to the front of the property. The mature hedges to the front keep the garden and parking area private and secure.

Overall, this property presents a fantastic opportunity for those looking to create a home tailored to their tastes and needs. With its convenient location and ample potential for refurbishment, this property is sure to appeal to buyers seeking a project to make their own mark on.

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 B

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 up to 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

///shudders.moment.orchids

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

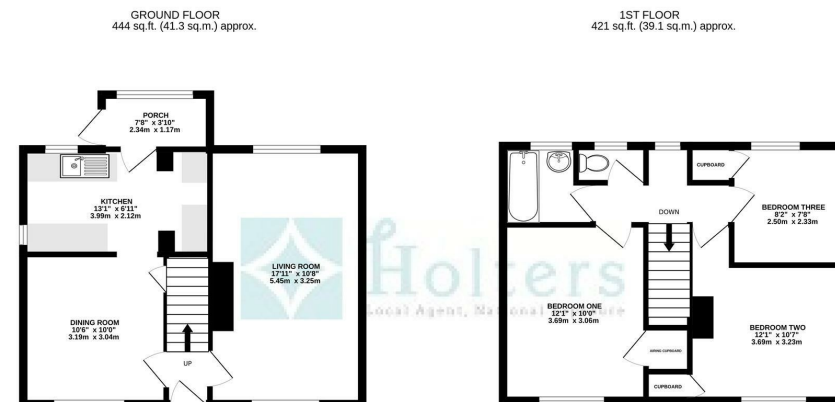
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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: 865 sq.ft. (80.4 sq.m.) approx.
While 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 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			86
(69-80) C		64	
(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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