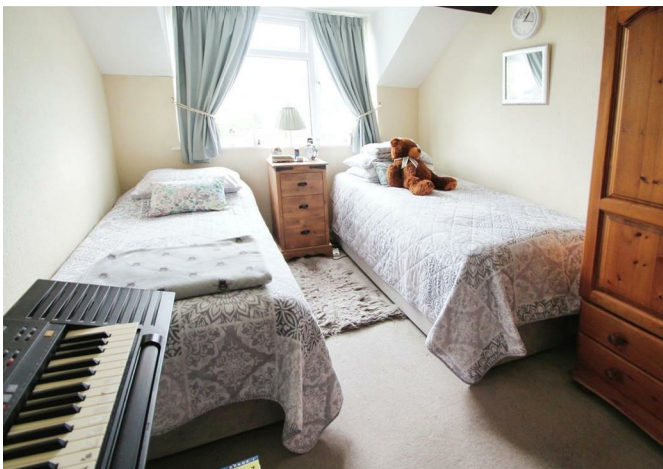




SAMUEL WOOD

3 The Tavern Bucknell, Craven Arms, Shropshire, SY7 0AU

Offers Over £190,000



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This attractive semi-detached 2 bedroom house sits in this popular and well serviced village which is surrounded by this beautiful South Shropshire countryside. The property enjoys parking for 2 cars and well-maintained gardens. Accommodation, benefitting from some electric heating, wood burning stove and double glazed windows to include:- Entrance Hall, Kitchen, Pantry, Living Room, Rear Hallway, First Floor Landing with 2 double Bedrooms and modern Bathroom. EPC – rating F

- Attractive 2 bedroom semi-detached house
- Popular and well serviced South Shropshire village
- Well presented interiors
- Parking for 2 cars
- Well maintained gardens
- Ideal first time/retirement buy
- Internal inspection advised

Canopied Porch with Upper glazed door opening into

Entrance Hall

Having access into large understairs storage cupboard with shelving and coat hooks.

Kitchen 10'0" x 8'11" (3.06m x 2.72m)

Having window to frontage, nicely fitted with a modern range of matching units with white fronts, heat resistant work surfaces, attractive tiled splashbacks, single bowl single drainer stainless steel sink unit, electric hob with extractor positioned above and electric oven below, space and plumbing for washing machine, room for fridge freezer and door into

Useful Pantry

With window and extensive shelving.

Living Room 16'0" x 9'8" (4.90m x 2.95m)

Has 2 windows to front elevation overlooking the garden and a view across the road to a field. Wall mounted electric fire and a wood burning stove sat on a hearth.

Rear Hallway

Having door out onto garden, further window to rear and staircase rising to

First Floor Landing

Having window to rear elevation, access to roof space and exposed ceiling timber.

Bedroom 1 13'9" x 9'1" (4.20m x 2.78m)

Has window to frontage with a lovely view across the field to the surrounding hills, 2 ceiling timbers and fitted wardrobe cupboard with hanging rail.

Bedroom 2 10'3" x 9'6" (3.14m x 2.90m)

Having window to frontage with this attractive view and 2 ceiling timbers.

Bathroom 7'2" x 6'7" (2.20m x 2.02m)

Having Velux roof window and a modern suite in white of wc, pedestal wash hand basin and panelled bath with Triton shower and tiled splashbacks. Door into the airing cupboard housing the hot water cylinder and shelf.

Outside

The property sits in the centre of this popular village and is accessed through a 5-bar gate onto a driveway which provides parking for up to 3 cars. There is an enclosed garden area away from the house which has boarded fencing and laurel hedging aiding privacy, this is laid to lawn with a fruit bed and a raised decked seating area with pergola feature and garden shed. There is an enclosed garden around the house with picket style fencing, gravelled sections and areas of lawn.

Agent's note

The property owns the yard and has parking for 2 Cars . The neighbouring cottage also has the right to park on the yard with a single vehicle and they also have access onto a parking space they own along with a pedestrian access also over the yard.

Local Authority

Shropshire Council
Council Tax Band A

Tenure

Freehold

Services

Mains electricity, mains water and mains drainage. The property benefits from electric heating, wood burning stove and windows are upvc double glazed. Approximate Broadband speeds; Basic - 19mbps, Superfast – 80mbps. Flood Risk- Medium. (property has had no issues from flooding)

Directions

Approaching the village from the Craven Arms direction the property will be found on the left hand side just before the garage which sits on the right hand side.

Viewings

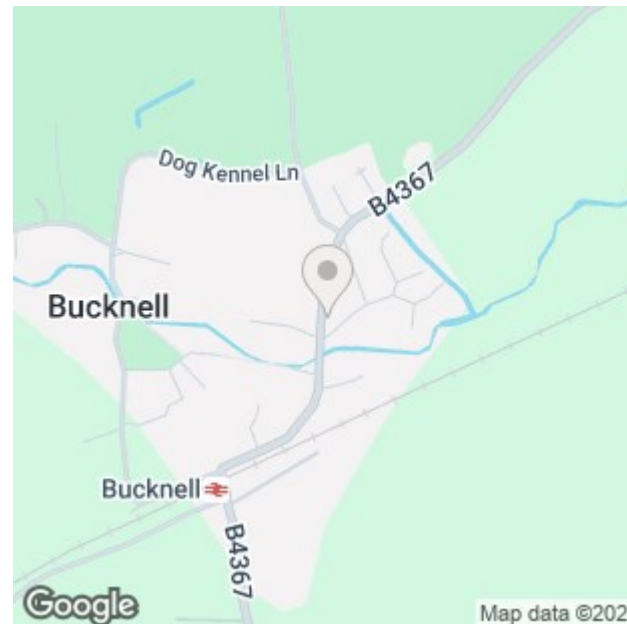
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

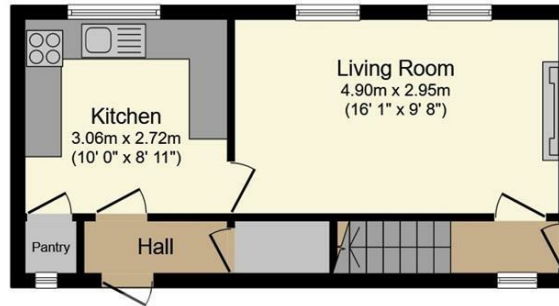
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

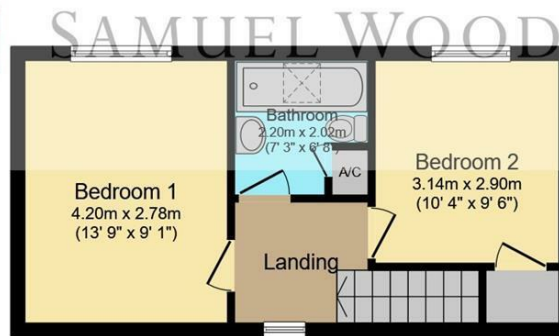


Floor Plans



Ground Floor

Floor area 31.0 m² (333 sq.ft.)



First Floor

Floor area 32.0 m² (344 sq.ft.)

TOTAL: 62.9 m² (677 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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