



24 Roman Downs, Craven Arms, SY7 9LX
Offers In The Region Of £350,000



## 24 Roman Downs

Craven Arms, SY7 9LX











- 3 Double Bedrooms
- Driveway Parking

- 2 Reception Rooms
- Lots of Storage
- No Onward Chain

Nestled in the popular cul-de-sac of Roman Downs, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its prime location on the edge of town, residents will enjoy easy access to a variety of amenities, including a mainline railway station and a selection of shops, all just a stone's throw away.

The accommodation featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The living room is inviting and bright, while the dining room offers a perfect setting for family meals. The kitchen is functional and well-equipped also having the benefit of a utility room and there's a lovely bright conservatory.

This bungalow comprises three generously sized double bedrooms, ensuring plenty of room for family or guests. One of the bedrooms benefits from an ensuite bathroom, providing added privacy and convenience, while a separate bathroom serves the other two bedrooms.

Outside, the property is complemented by well-maintained gardens to both the front and rear, creating a peaceful outdoor space to enjoy. The driveway accommodates parking for two vehicles, making it practical for you and your visitors.

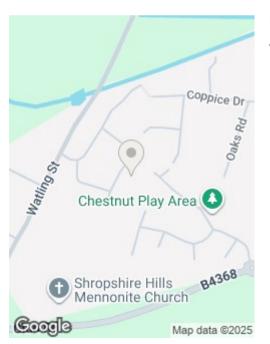












## **Directions**

What3words ///chum.fells.slides

Services: We understand that the property has Oil fired heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 16Mbps, Superfast 33Mbps, Ultrafast 950Mbps

Flood Risk: no risk

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

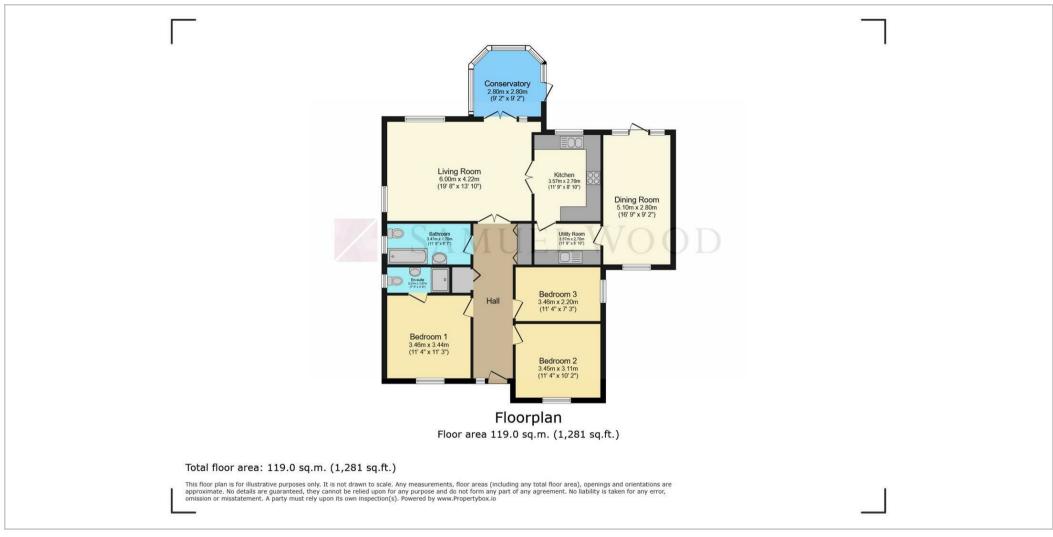
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email Cravenarms@samuelwood.co.uk.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or nights of way so you must take the advice of your legal representative. No person in the employment of or representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shorts are taken with a wide angle lens.

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 IAW Tel: 01584 875207 | ludlow@samuelwood.co.uk





