



22, Roman Downs, Craven Arms, SY7 9LX  
Guide Price £215,000

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# 22 Roman Downs Craven Arms

Welcome to 22 Roman Downs, a charming home near the picturesque town of Craven Arms, Shropshire. This delightful property offers an ideal blend of modern living and countryside tranquility, making it the perfect residence for those seeking comfort and convenience.

- Semi detached bungalow
- Open plan kitchen/dining lounge
- Three bedrooms
- Family bathroom
- Off street parking
- Easy to maintain rear patio and front garden
- 80% ownership
- EPC Rating C

## Material Information

**Guide Price** £215,000

**Tenure:** Leasehold

**Local Authority:** Shropshire Council

**Council Tax:** B

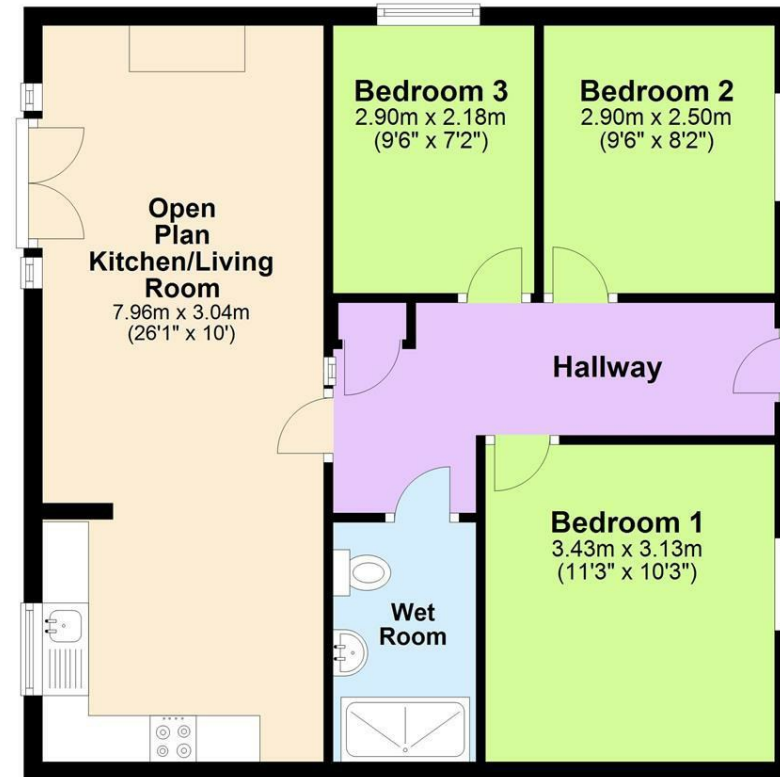
**EPC:** C (75)

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Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Set at the end of a quiet cul-de-sac, this three bedroom semi detached bungalow is a shared ownership property with an 80% ownership for the purchaser.

## Property Description

Park the car in the shared driveway and open the front door, into a light and bright hallway with gives access to all rooms. At the far end of the hallway there is a large open plan kitchen, dining, lounge, with access to the rear patio garden. The kitchen has a rear aspect window. The units are Beech effect with both base and wall units with space for Fridge /freezer. Gas hob with under counter electric oven. Stainless steel sink one and a half bowl unit with mixer taps.. The lounge section of the bungalow has casements doors opening onto the rear patio, and offer far reaching views over open countryside and beyond. There is a gas effect fireplace with mantle and hearth. There are three bedrooms , bedrooms two and three being of a similar size. The bathroom is a fully fitted a wet room. The bungalow is of a good size and internal viewing is highly recommended.

## Parking

There is a shared driveway to the front with ample space for one car. The garden to the right of the driveway as you look at the house belongs to number 22 and is mainly laid to lawn, but could easily provide a further parking space.

## Garden

The rear garden has been laid to patio, for easy maintenance and provides a secluded area for table and chairs. The views to the rear are lovely and offers a far reaching vista. The front garden can be accessed via a side gate , and is mainly laid to lawn, providing a blank canvas for the next owner.

## Services

Council Tax B Shropshire Council  
Mains, gas, electricity water and drainage.

Standard 16 Mbps 1 Mbps  
Superfast 36 Mbps 6 Mbps  
Ultrafast 950 Mbps 950 Mbps

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

The property is offered with 80% ownership, monthly rental of £139.29 to include service charge and building insurance. Specifically for the over 55's, further details available from Cobb Amos, Ludlow.  
Please note: Probate is pending.

## Location

Craven Arms is situated between Shrewsbury, Hereford and the Welsh Marches, the main shopping centre has a large supermarket and various other shops and light commercial business. There is a main line station linking north to Shrewsbury, Crewe and Manchester, and South to Ludlow, Hereford and Cardiff. There are several nursery and primary schools, doctors surgery and dental practice, post office . The town also has a number of nearby attractions including The secret Hills Discovery centre, the, Land of Lost Content Museum of Popular Culture, and the fortified Manor House at Stokesay

## DIRECTIONS

