

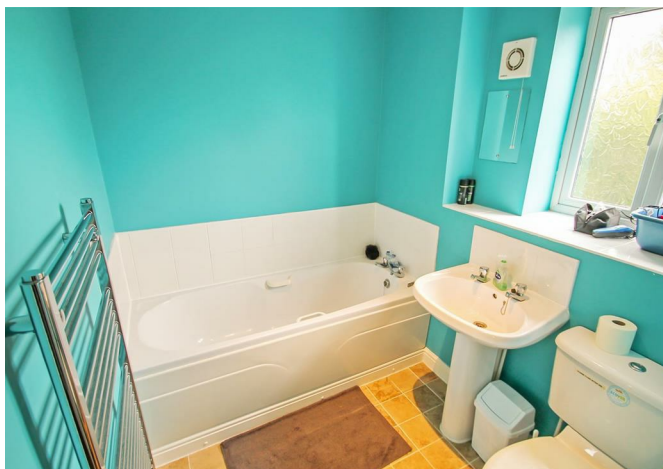


SAMUEL WOOD

11 Willow Grove, Craven Arms, Shropshire, SY7 9AE

Guide Price £82,832





This second floor 2 bedroomed flat is located within a popular estate near to Craven Arms town centre. The property benefits from UPVC double glazing and gas fired central heating. Accommodation to include: reception hall, living/dining room, kitchen, 2 double bedrooms, en-suite and bathroom. Please refer to the Agents Notes for the conditions applied to this property. EPC Rating C

- 2 Double Bedrooms
- 1st Floor Flat
- Living/Dining Room
- Bathroom & Ensuite

Front door opens into

### Reception Hallway

With wall mounted radiator and hanging rail with shelf

### Living/Dining Room

Having two wall mounted radiators, UPVC double glazed window to frontage and double opening doors onto Juliet balcony

### Kitchen

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splashbacks, planned space for washing machine, fridge-freezer and cooker with extractor fan positioned above, UPVC double glazed window to rear, 1 and half bowel sink drainer unit and wall mounted radiator.

### Bathroom

With WC, pedestal wash hand basin and bath in suite of white, tiled walls, heated towel rail and UPVC double glazed window to side elevation

### Bedroom 1

is a double bedroom, having wall mounted radiator and double doors opening onto Juliet balcony

### Ensuite

having WC, pedestal wash hand basin and shower in suite of white, tiled walls, heated towel rail and UPVC double glazed window to side elevation

### Bedroom 2

is a double bedroom, having wall mounted radiator and UPVC double glazed window to side elevation

### Agents Note

Any potential buyer will have to demonstrate that it will be their sole place of residence, that they have a strong local connection to Craven Arms, that they are not already a home owner (dependent on situation) and that they are unable to meet their housing need without some assistance.

They will have to meet three of the local connection criteria which are

- 1) Parents were permanent residents in Craven Arms at the time of his or her birth
- 2) They were a permanent resident as a child and for five years attended a local school
- 3) They are currently living in Craven Arms or lived in Craven Arms for 15 years as an adult
- 4) They are currently employed in Craven Arms or have an open ended job offer which they can't take up without living in Craven Arms
- 5) They have a parent living in Craven Arms

### Contact

Interested applicants should contact Claire Hughes at Shropshire Council, via email ([claire.hughes@shropshire.gov.uk](mailto:claire.hughes@shropshire.gov.uk)) or phone (01743 254609) to request an eligibility check as those meeting the criteria will need to be issued with an eligibility letter.

### Services

Mains electricity, water, drainage and gas. Gas fired heating to radiators, Phoneline to BT regulations.

### Tenure

The property is Leasehold with monthly Service Charge of £45.23

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000. Council Tax band A

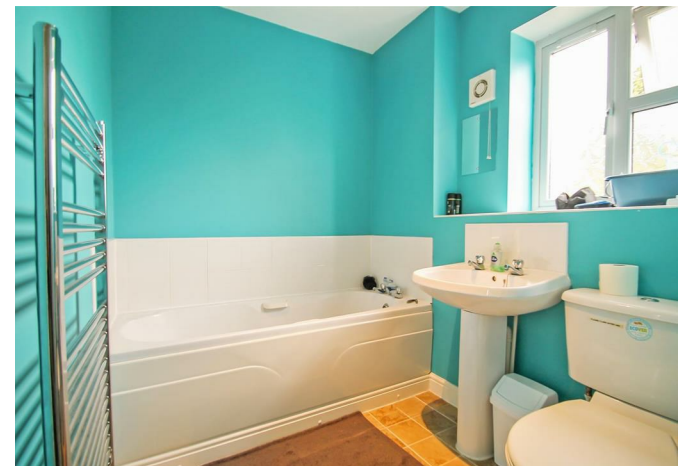
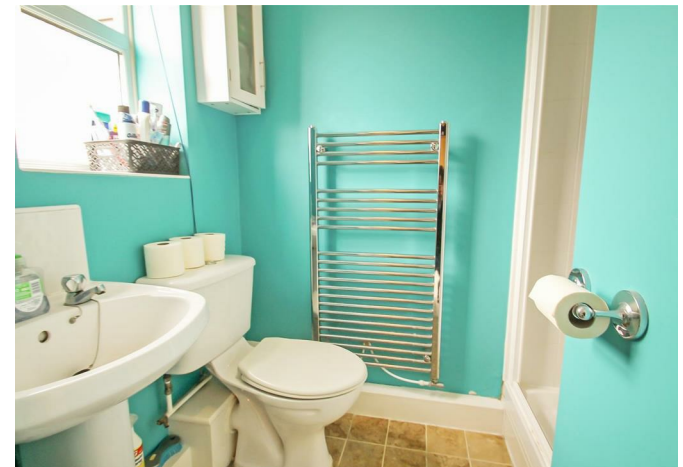
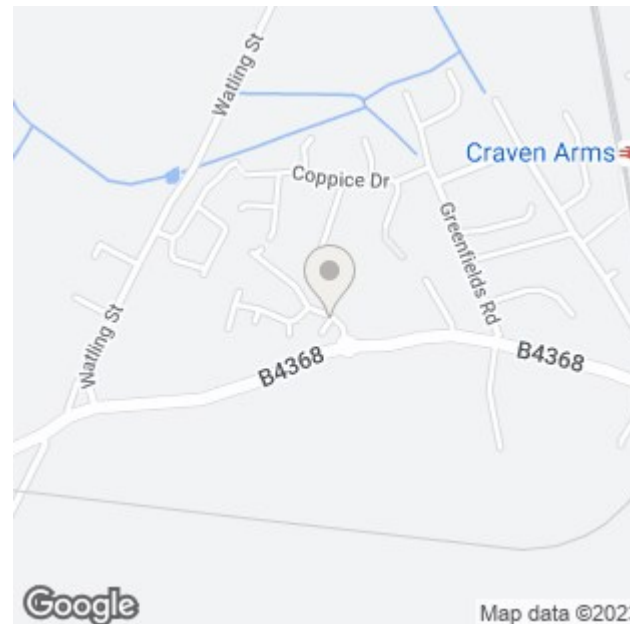
### Directions

From Craven Arms take the B4368 Clun Road. As you leave the town turn right on the mini roundabout leading into Alexandra Park and the Apartment is on the left hand side.

### To View This Property

Contact the Craven Arms Office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)  
Or WhatsApp 07716 211480

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Floor Plans



Floor Plan

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