



SAMUEL WOOD

6 Church Close, Onibury, Craven Arms, Shropshire, SY7 9AP

Offers In The Region Of £270,000



6 Church Close

Onibury, Craven Arms, Shropshire, SY7 9AP



- Popular Village Location
- Beautifully Presented Property
- Off-Street Parking
- Good Sized Gardens
- 3 Bedrooms
- Kitchen / Breakfast Room

Samuel Wood would like to introduce you to this charming 3-bedroom end terraced house in the extremely popular village of Onibury, sitting in the beautiful Shropshire countryside with far-reaching views over neighbouring farmland. Outside the property has good sized gardens to both front and rear with off-road parking for several vehicles.

Onibury is a popular South Shropshire village with facilities that include a well respected Public House, Church, Village Hall, Primary School and an active community. Further amenities can be found in the historic market Town of Ludlow which lies 7 miles to the South and the market town of Craven Arms which is 2.5 miles to the North, approximately a 5 minute drive away. Further facilities in Craven Arms include a large Supermarket, Petrol Station, Community Centre, Gym, Church, Public Houses, Post Office, Medical Practice and popular local shops including, cafes and a hair salon. A mainline Railway Station provides links to South Wales and the North West, with further road links via the A49.

Viewing is highly recommended, EPC 'D'



The accommodation is beautifully presented and briefly includes: Reception Hall, Living Room, Kitchen / Breakfast Room, Pantry, Cloakroom, First Floor Landing with 3 Bedrooms all with fitted Wardrobes / cupboards, Bathroom and separate W.C.

Entrance

A uPVC door with opaque double glaze window opens into

Reception Hall

Having the stairs to first floor, a door leads to

Lounge 17'7" x 10'2" (5.37 x 3.11)

A window to front aspect brings natural light to this good sized lounge, the rear patio doors open to a lovely patio area where the view over the garden and open farmland can be fully enjoyed. The room has a wood burning stove with tiled surround sitting on a brick and slate hearth with attractive decorative tiles and wooden mantle above. Having space for dining table and chairs, shelving to recess and carpeted flooring.

Kitchen / Breakfast Room 17'6" x 9'6" (5.34 x 2.91)

Accessed from the Hall, a well fitted kitchen with a range of modern base units, wall units and drawers. With heat resistant work surfaces inset with stainless steel sink unit with mixer tap, electric ceramic hob with extractor and light unit over and fitted electric oven. Having modern tiled splashbacks, vinyl flooring with space and plumbing for dish washer and further space for appliances. A breakfast bar sits to the end of the kitchen with a uPVC door to the patio and window to side over rear aspect. A door to under stairs storage cupboard and door into a useful Pantry cupboard, an integral doors leads to



Cloakroom

Having a suite in white comprising of pedestal wash hand basin and W.C., with vinyl flooring and window including privacy glass to rear aspect.

Pantry Cupboard

With window to side, space and plumbing for washing machine with shelves above and concertina folding door.

First Floor Landing

A window to the rear elevation provides light to the landing and a lovely view, with access to roof space, having a hatch with ladder and access to all rooms.

Bedroom 1 11'9" x 10'4" (3.60 x 3.16)

Having window to front elevation with roof top view to the surrounding countryside and door into wardrobe cupboard with light, shelf and hanging rail.

Bedroom 2

Also having window to front elevation and wardrobe cupboard with light and shelves.

Bedroom 3

With window to rear elevation enjoying this lovely view and a fitted cupboard with shelving.

Bathroom 6'6" x 5'8" (2.00 x 1.73)

A modern suite in white consisting of panelled bath with shower over and glazed screen, pedestal wash hand basin with tiled splash areas, vinyl flooring and window with privacy glass to rear elevation.

W.C.

With suite and tiling in keeping with that of the bathroom, a vanity unit with wash hand basin in white with cupboard under, and a W.C. in white with a opaque window over rear elevation.

Outside

The property has an enclosed front garden with pathway leading to front door and gravelled parking area for several vehicles. Having two 5-bar wooden field gates with pedestrian gate to side and picket fence. Bordered by a mature hedge and panel fence, access leads to the side of the property through a gate to the rear garden which is enclosed, laid to lawn with vegetable patch and backs onto a field. A delightful covered patio area abuts the house with space for table and chairs.

Services to the property

The property has the benefit of uPVC double glazing and oil-fired heating to radiators. We understand the property has mains electricity, mains water, mains drainage and telephone and Broadband to BT regulations.

Viewings

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

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk



Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 6789000

Council Tax Band: B

Tenure

We understand the property is freehold.

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

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.



Directions

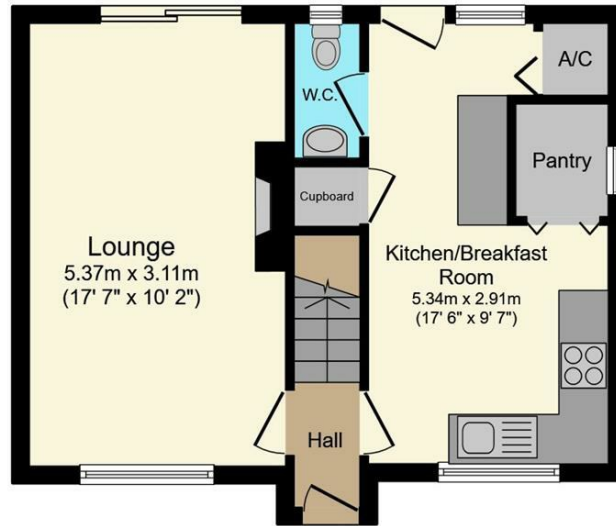
From the Samuel Wood Branch on Corvedale Road in Craven Ams, take the A49 South towards Ludlow, after 3 miles you will reach a level crossing with a left turn signposted Walton and Norton. Continue into Onibury and the Apple Tree public house will be in front of you on the corner, follow the road to the right for approximately 100m. The property will be on the right hand side identified by the agents For Sale sign.



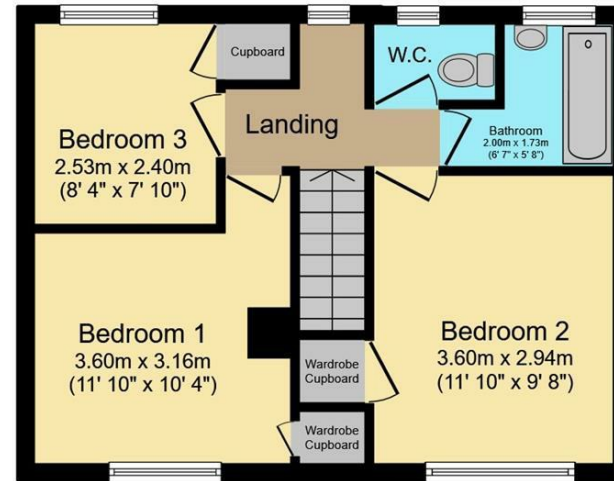




Floor Plans



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are 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 rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any 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 shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
Tel: 01588 672728 | cravenarms@samuelwood.co.uk