



 SAMUEL WOOD



SAMUEL WOOD

5 Halford Meadow, Halford, Craven Arms, Shropshire, SY7 9BS

Offers In The Region Of £550,000



5 Halford Meadow

Halford, Craven Arms, Shropshire, SY7 9BS



- Well Presented Throughout
- Conservatory and Dining Room
- Double Garage and Off-Road Parking
- Modern Executive Style Detached Family House
- Cul-De-Sac Position, Near Town Centre
- Four Bedrooms, One En-Suite
- Views to Surrounding Countryside
- Good Sized Plot, Lovely Garden

5 Halford Meadow is a stunning and contemporary family home situated in the desirable town of Craven Arms. This beautifully presented property offers spacious living areas, modern finishes, and a fantastic location for those seeking a comfortable and convenient lifestyle. With its attractive design and attention to detail, this home is sure to impress even the most discerning buyers.

Halford Meadow is located in a sought-after residential area of Craven Arms. The property enjoys close proximity to local amenities, including shops, schools, and recreational facilities. The picturesque countryside surrounding Craven Arms offers beautiful walking trails and outdoor activities, making it an ideal location for nature lovers.

Transport links are excellent, with easy access to major road networks, including the A49 and A4113. Craven Arms train station is within walking distance, providing regular services to Shrewsbury, Ludlow, and other major towns and cities. Viewing of this well presented spacious property is recommended, by appointment with Samuel Wood, Craven Arms. EPC rating E.



The property boasts generous living spaces across two floors, providing ample room for relaxation and entertainment. The layout includes a welcoming entrance hall, a bright and airy living room, an open-plan kitchen / breakfast room, utility room, dining area, conservatory, four well-proportioned bedrooms, one en-suite shower room and a house bathroom. Described in more detail as follows:

Entrance

An elegant entrance porch canopy with columns and light above, a wooden front door leading into

Reception Porch

With laminate hard flooring, double glazed window to side, ceiling coving and centre ceiling light. A four panel white internal door leads to

Cloakroom

With suite in white comprising of wash hand basin, W.C., radiator, part tiled walls, laminate flooring and double glazed opaque window to the side.

Hallway

A 15 pane internal door leads into a spacious hallway, with storage cupboards, laminate hard flooring and stairs to first floor. From the Hallway, doors lead through to a

Lounge 14'3" x 19'3" (4.36 x 5.88)

A delightful room with feature fireplace, centre ceiling light, ceiling coving, laminate flooring, radiator, a bay window to front and sliding patio door to rear patio and surrounding gardens.

Dining Room 12'4" x 11'4" (3.78 x 3.47)

An open plan room with centre ceiling light, ceiling coving, radiator, laminate flooring and opening to

Conservatory 9'7" x 10'11" (2.94 x 3.35)

The neutral color scheme, combined with the abundance of natural light, creates a warm and inviting conservatory. Having laminate flooring, ceiling coving, centre ceiling light, double glazed windows with door to rear patio and surrounding garden.



Kitchen 12'7" x 19'8" (3.85 x 6.00)

The fully-fitted kitchen features sleek cabinetry, integrated appliances, and ample countertop space with heat resistant surfaces inset single bowl sink unit, with mixer tap. Having built in NEFF double oven, dishwasher, planned space for fridge / fridge freezer. Four ring gas hob with extractor unit and light above. Complementary wall tiling, tiled flooring, radiator, double glazed window to the front and door leads off to a

Utility Room 6'5" x 9'8" (1.97 x 2.95)

A good sized utility room with heat resistant work surfaces inset round stainless steel 1.0 bowl sink, base units, wall units with planned space and plumbing for a washing machine with space for further appliances. With tiled flooring, radiator, dual aspect double glazed windows and door to the garden.

First Floor

From the hallway, a staircase leads to

First Floor Landing

Spacious first floor galleried landing with double glazed window to the front, linen cupboard with slatted shelving with radiator under and new fitted carpet. The property offers four spacious bedrooms, doors lead off to

Master Bedroom 12'11" x 13'4" (3.94 x 4.08)

The spacious principle bedroom has been designed with comfort and relaxation in mind, with window to rear elevation with lovely views over the garden and surrounding countryside, radiator, built in wardrobes and new fitted carpet. A door leads through to

En-Site Shower Room 10'2" x 5'6" (3.12 x 1.68)

With shower enclosure, wash hand basin and W.C in white, radiator, double glazed window with opaque glass, centre ceiling light, wall light with shaver point, extractor unit, tiled splash areas and vinyl flooring.

Bedroom 2 10'4" x 11'8" (3.16 x 3.58)

With centre light, radiator, built in wardrobes, fitted carpet and double glazed window to the rear elevation overlooking the garden, with views of the surrounding countryside.

Bedroom 3 12'1" x 10'0" (3.70 x 3.06)

Again, with centre light, radiator, built in wardrobes, fitted carpet and double glazed window to the rear.

Bedroom 4 12'0" x 8'10" (3.66 x 2.71)

Having centre ceiling light, radiator, built in wardrobes, fitted carpet and double glazed window to the front elevation.

House Bathroom 9'4" x 7'5" (2.86 x 2.27)

With a suite in white comprising of panelled bath with shower attachment, wash hand basin, W.C., tiled shower with glazed screen, radiator, centre ceiling light and obscured double glazed window to the front.

Outside

The property is approached off the lane onto a paved circular driveway, which leads on to the forecourt of the house, which is again paved, leading to the detached double Garage. The gardens surround the property, with generous areas of lawn. There are paved terraces and a pathway from the house to the Garage, behind which is located a Greenhouse. The oil storage tank sits to the rear of the garage, the property is surrounded by open fields and countryside.

Detached Double Garage

A double garage with two up-and-over doors to driveway, with lighting and power and service door to garden. This versatile outbuilding could be re-purposed to provide further accommodation with an opportunity to create additional games room, studio or annex (subject to planning permission).





Workshop

The workshop to the rear of the garage benefits from lighting and power connections, a Belfast sink with water connected, a door leads to a separate W.C. and further door leads to the garden. This area could be re-purposed and developed with the garage (subject to planning permission) to incorporate a games room, studio or annex. Alternatively, the workshop could be adapted to provide office space or a garden room (subject to planning permission).

Services connected to the property

We understand mains electricity, mains water and oil central heating is connected. Private drainage which serves 5 properties, windows are double glazed. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 17Mbps, superfast 51Mbps.

Tenure

We understand that the property is Freehold.

Local Authority

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

Council Tax

Band: F

Viewings

Contact Craven Arms Office on: 01588 672728 Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

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

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.

Mortgage Services

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



Directions

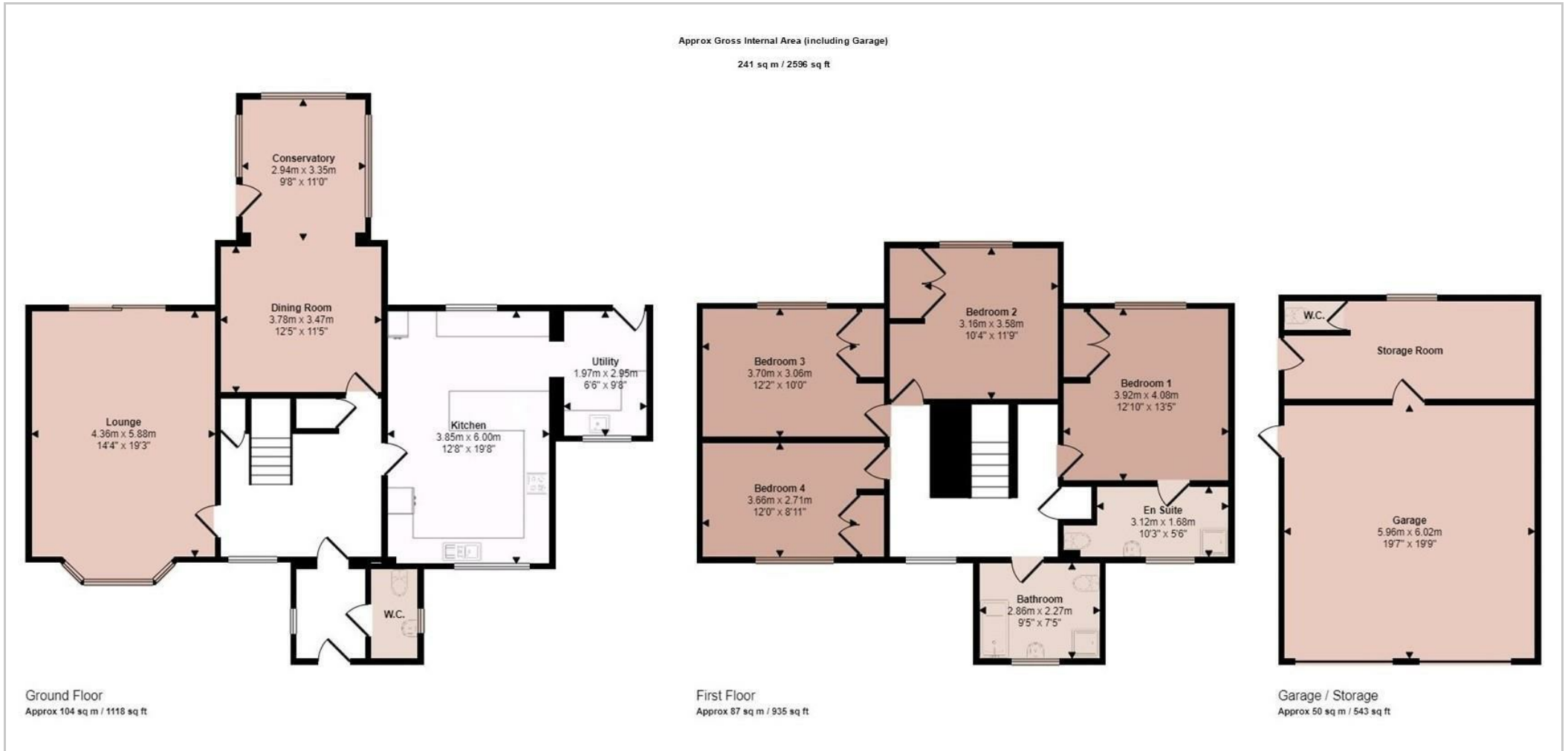
From the Samuel Wood branch in Craven Arms, head east on Corvedale Road (B4368) towards Market Street, continue for 0.3 miles before turning left. After approximately 30ft, Halford Meadow will be on your right hand side identified by the agents for sale sign.







Floor Plans



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