



SAMUEL WOOD



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Marden Lodge, 24 Market Street, Craven Arms, SY7 9NW
Offers In The Region Of £249,950



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- A Deceptively Spacious Terraced Town House
- Enclosed Rear Garden
- Close Proximity to Local Shops and Amenities
- No Onward Chain
- 5 Bedrooms, 2 Bathrooms
- Double Garage and Off Road Parking
- EPC Rating: 'Pending'
- Potential to Update this Large Characterful Property

Discover the perfect blend of comfort, style, and convenience at Marden Lodge, a charming residence located at 24 Market Street in the popular market town of Craven Arms. This interesting property offers an unparalleled opportunity to elevate your lifestyle in one of the most sought-after locations in town.

Located in the heart of Craven Arms, Marden Lodge enjoys easy access to local amenities, schools, parks, transportation and essential services, making it an ideal place to call home. Having been extended, this property is a blank canvas waiting for your creative touch, with some modernisation, it can be transformed into the home of your dreams.

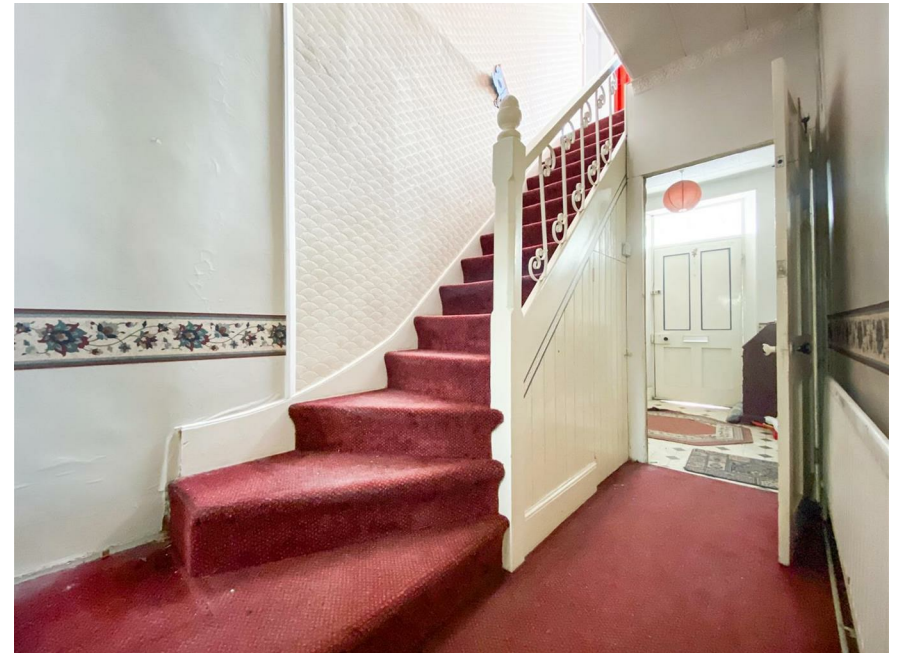
The spacious layout and generous garden provide ample space for your ideas to flourish, are you ready to embark on a journey to create your dream home?

As you step inside Marden Lodge, you'll be greeted by a welcoming and open reception porch leading into a spacious lobby area, perfect for greeting guests. The expansive layout allows for flexibility of room arrangement and showcases the versatility of the ground floor accommodation.

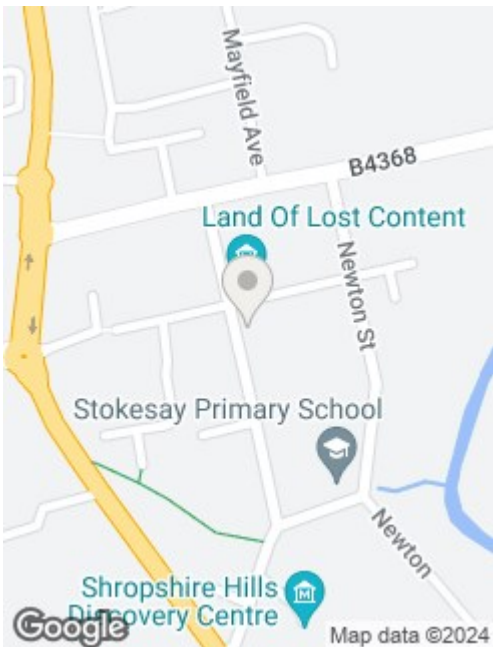
The heart of the home, the kitchen, having been extended, this space is designed with functionality in mind. The open-plan layout offers an opportunity to create a stylish and spacious kitchen / breakfast room, with space for island / breakfast bar and access to the rear garden.

With generously sized rooms, high ceilings, and an abundance of natural light, this home offers a sense of spaciousness. There is also a self-contained section which could provide an annex within the property. Marden Lodge offers multiple bedrooms, each leading off a generous central landing, you can create a comfortable retreat with a convenient bathroom suite overlooking the rear aspect.

Step outside to your private garden, a serene oasis where you can relax, entertain, or garden to your heart's content. The outdoor space is perfect for summer barbecues or enjoying a quiet evening under the stars. A double garage to the rear of the garden provides secure vehicle or general storage options with further parking, accessed via a private driveway from Dale Street.







Directions

From the Samuel Wood Craven Arms branch, head East on Corvedale Road (B4368) towards Mayfield Ave, turn right onto Market Street and the property will be approximately 100m on the left as indicated by the agents for sale sign.

Services: We understand mains gas, mains electricity, mains water and mains drainage are connected.

Estimated Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps

Flood Risk: Very Low

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.

To appreciate the unique charm and character of Marden Lodge, we highly recommend arranging a viewing, contact the Craven Arms Office on Tel: 01588 672728

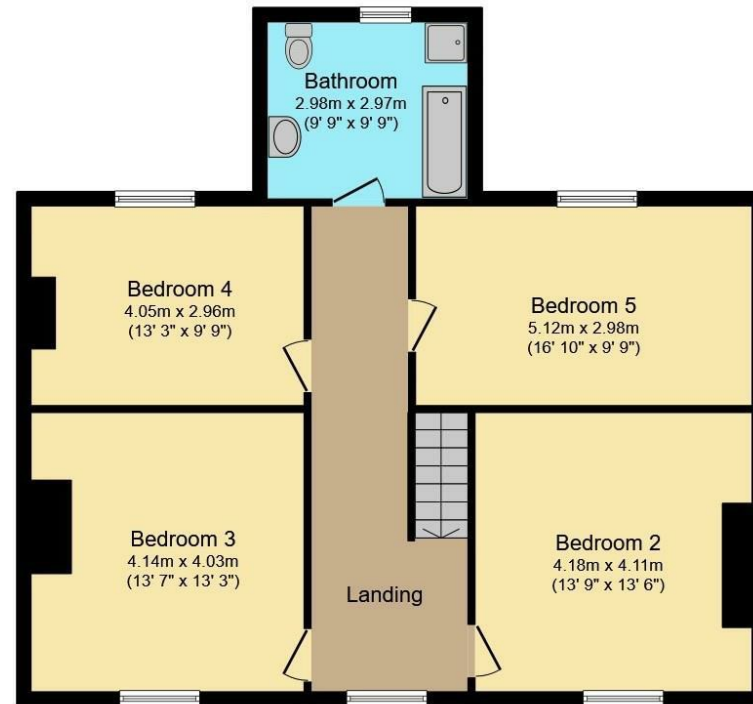




Floor Plans



Ground Floor



First Floor

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