



SAMUEL WOOD

19 Temperance Place, Craven Arms, Shropshire, SY7 9RT

Asking Price £220,000



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Craven Arms, Shropshire, SY7 9RT



- Beautifully Presented Property
- Accommodation Over Three-Storeys
- Popular Town Location
- Off Road Parking and Private Garden
- Three Bedrooms, One En-Suite
- EPC Rating 'B'

If you are searching for the perfect home in the heart of Shropshire, look no further! 19, Temperance Place is a stunning residence that offers a lifestyle of comfort, convenience, and beauty. This immaculate property is situated in the popular town of Craven Arms, where you'll find a friendly community, scenic landscapes, and an abundance of local amenities together with essential services.

Craven Arms is a charming market town known for its historic attractions, explore the stunning Shropshire Hills and enjoy the breathtaking countryside right on your doorstep. Excellent road and rail connections make it easy to reach major towns like Shrewsbury and the city of Hereford.

Set over three floors, from the moment you step inside, you'll be captivated by the elegant design and high-quality finishes of this property. Whether you're relaxing in the cosy open-plan living room, cooking up a storm in the modern kitchen, or enjoying the tranquillity of the garden, 19, Temperance Place offers the perfect backdrop for your life's precious moments.

On the ground floor, you will find ample living space, the generous hallway provides access to the cloakroom, the open-plan lounge leading into the kitchen is the perfect place for entertaining or relaxing with family. The fully-equipped kitchen boasts built-in appliances and plenty of counter space with a useful utility area, French doors lead out to the patio and rear garden.

The second floor hosts two bedrooms and house bathroom, a third bedroom and an en-suite shower room on the second floor completes the versatile accommodation for the whole family.

Outside, the enclosed rear garden is perfect for relaxing and entertaining, with a delightful patio area and lawn. There is ample parking to the front with spaces for two vehicles.







Directions

From the Samuel Wood Branch on Corvedale Road in Craven Arms, continue towards the A49 taking the second exit at the roundabout heading North towards Shrewsbury. After approximately 200m, take a left turn onto Station Drive. Temperance Place will be on your left hand side, the property will be identified by the agents For Sale board.

Services: We understand that the property has mains, gas, electricity, water and drainage connected.

Broadband Speed: Basic 20 Mbps, Superfast 80 Mbps Ultrafast 1000 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 charm and convenience of 19 Temperance Place, we highly recommend arranging a viewing, contact the Craven Arms Office on Tel: 01588 672728 Email: cravenams@samuelwood.co.uk







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
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