



 SAMUEL WOOD



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14 Brook Road, Craven Arms, SY7 9RB
Offers In The Region Of £235,000



14 Brook Road

Craven Arms, SY7 9RB



- Well Presented Semi-Detached Home
- Three Bedrooms, Family Bathroom
- Enclosed Rear Garden
- EPC 'Pending'
- Popular Location
- Open-Plan Modern Kitchen / Diner
- Ample Parking for Numerous Vehicles

Welcome to 14 Brook Road, a charming and well-appointed residence located in the heart of Craven Arms. This delightful property offers an ideal blend of comfort, convenience, and modern living, making it a perfect choice for families, professionals, or those seeking a tranquil retreat.

Situated in a popular area of Craven Arms, 14 Brook Road enjoys a peaceful setting of similar properties while being conveniently close to local amenities, including shops, cafes, take-away restaurants, schools, and recreational facilities, ensuring all essential needs are within easy reach. The area is also renowned for its scenic countryside, making it a popular choice for those seeking a balanced lifestyle.

The property features good sized and versatile accommodation comprising three bedrooms, a house bathroom, a modern kitchen, and inviting living areas, providing ample space for relaxation and entertainment. The interior of the property is well presented, offering contemporary fixtures and fittings throughout, ensuring both style and functionality.

The welcoming entrance hall leads into an open-plan kitchen, equipped with integrated appliances, complemented by a dining area ideal for family meals or casual dining with access to the rear garden. Double doors lead from the dining room to an inviting living room, perfect for relaxation or entertaining guests, with French doors to front decking and seating area.

The spacious house bathroom has a suite in white comprising panel bath with shower attachment, pedestal wash hand basin and W.C. providing convenience for residents. Stairs ascend from the hall to three well-proportioned bedrooms on the first floor, offering comfortable accommodation and ample storage space.

Outside, the property benefits from a well-maintained garden area, providing an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. To the front, residents will appreciate the convenience of off-road parking, ensuring hassle-free access and peace of mind. A useful lean-to car-port provides further storage with wooden doors to front driveway.







Directions

From the Craven Arms branch on Corvedale Road, turn left at the roundabout onto the A49. At the next roundabout take the third exit onto Clun Road, go under the railway bridge and the turning for Brook Road is immediately on the right hand side. The property can be found on the left, identified by the agents For Sale board.

Services: We understand that the property has gas-fired central heating, mains electricity, mains water and drainage.

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps

Flood Risk: High

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: B

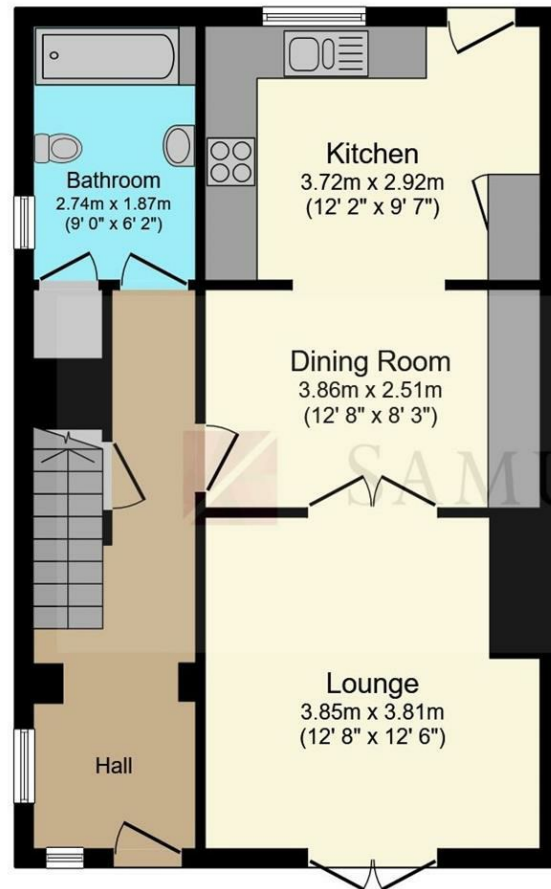
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

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.

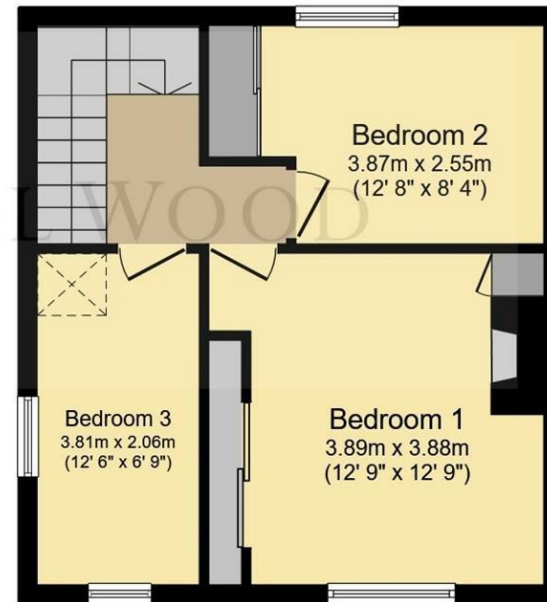
To appreciate the unique character of 14 Brook Road, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenarms@samuelwood.co.uk







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

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