



SAMUEL WOOD



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The Balkans, Longmeadow End, Craven Arms, SY7 8ED

Offers In The Region Of £525,000



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- Sought-After Location
- Three Bedrooms, Two Bathrooms
- Ample Off-Road Parking
- Beautifully Landscaped Gardens
- Spacious Living Areas
- Well-Appointed Kitchen and Utility Room
- Garage and Outbuildings
- EPC Rating E

Samuel Wood welcomes you to The Balkans, an exquisite property located in the serene surroundings of Longmeadow End, Craven Arms. This charming and characterful residence offers a perfect blend of modern comfort and traditional elegance, presenting a unique opportunity to acquire a charming country residence in a sought-after area.

The Balkans boasts countryside views providing an idyllic retreat from the hustle and bustle of urban life, yet near to local amenities. Craven Arms, a charming market town in Shropshire, offers a host of amenities, including shops, take-away restaurants, schools, and recreational facilities. The area is renowned for its natural beauty, with the Shropshire Hills Area of Outstanding Natural Beauty nearby.

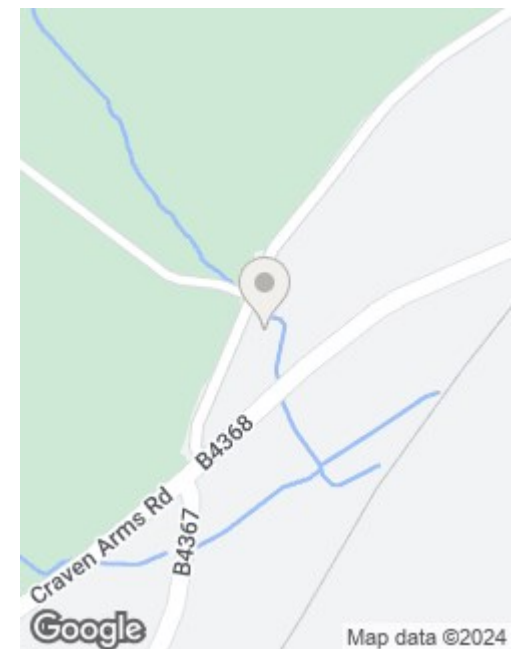
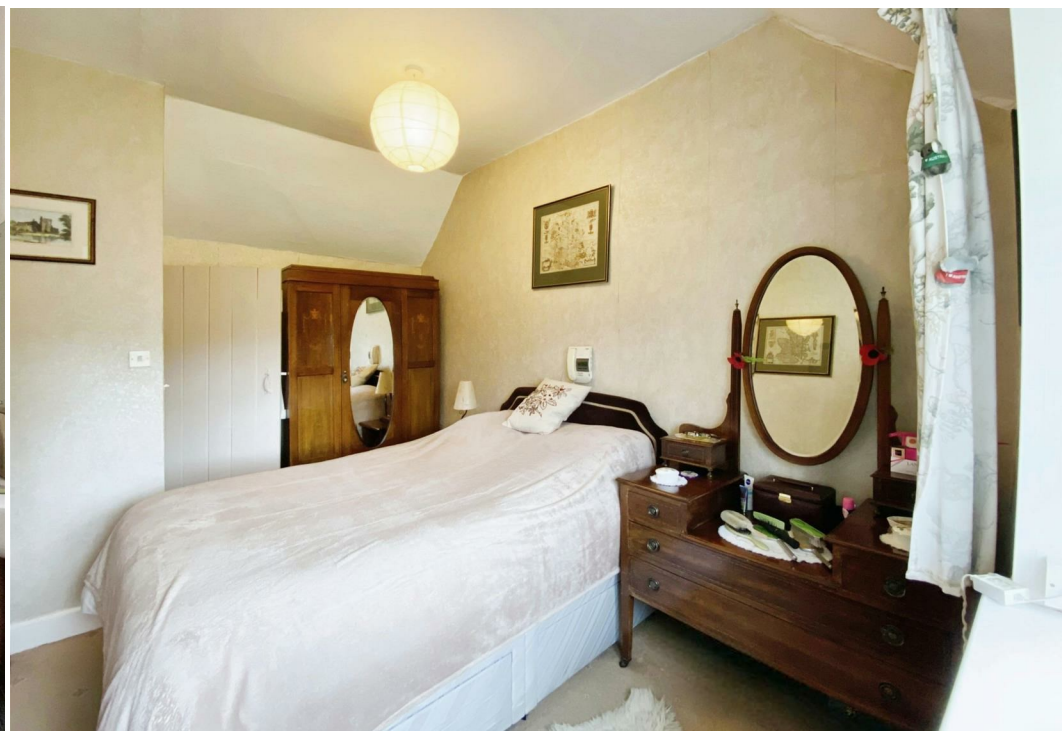
Boasting generous living spaces, including versatile reception rooms, three bedrooms, and two bathrooms, this property offers ample room for comfortable living and formal entertaining. Upon entering, you are greeted by a spacious reception hallway, the generous lounge / dining room is a cosy and comfortable living space, the feature fireplace inset wood burning stove creates a welcoming ambiance for gatherings with family and friends. The well-appointed kitchen boasts modern amenities, including a built-in eye-level oven and ample countertops inset ceramic hob, an adjacent utility room provides further workspace.

The downstairs shower room has a suite in white comprising shower enclosure, wash hand basin and W.C. The spacious reception hall offers a further living space with stairs ascending to the first floor. Upstairs, three good sized bedrooms offer a comfortable retreat for residents. The first floor is well laid out, each bedroom shares access to a modern family bathroom with suite in white comprising panel bath, shower cubicle and pedestal wash hand basin, a separate W.C. with vanity unit inset wash hand basin provides convenience for all residents.

Expansive gardens and outdoor areas offer opportunities for outdoor dining, gardening, and recreation. Largely laid to lawn with floral and herbaceous beds and garden pond to the rear, a delightful summerhouse is the perfect place to enjoy the beauty of nature in the property's private gardens. The property includes a detached garage and ample parking space to the front, providing convenience and security for vehicles. Further outbuildings to the rear provides options for workshop and storage space.







Directions

From Craven Arms, proceed West on the B4368 Clun Road out of the town. Immediately after you enter Longmeadow End, look out for a red telephone box on your right, take the next turning on the right-hand side onto the single track lane. The Balkans will be along the lane on the right-hand side, as indicated by the agents for sale board.

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

Broadband Speed: Basic - 8 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: E

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

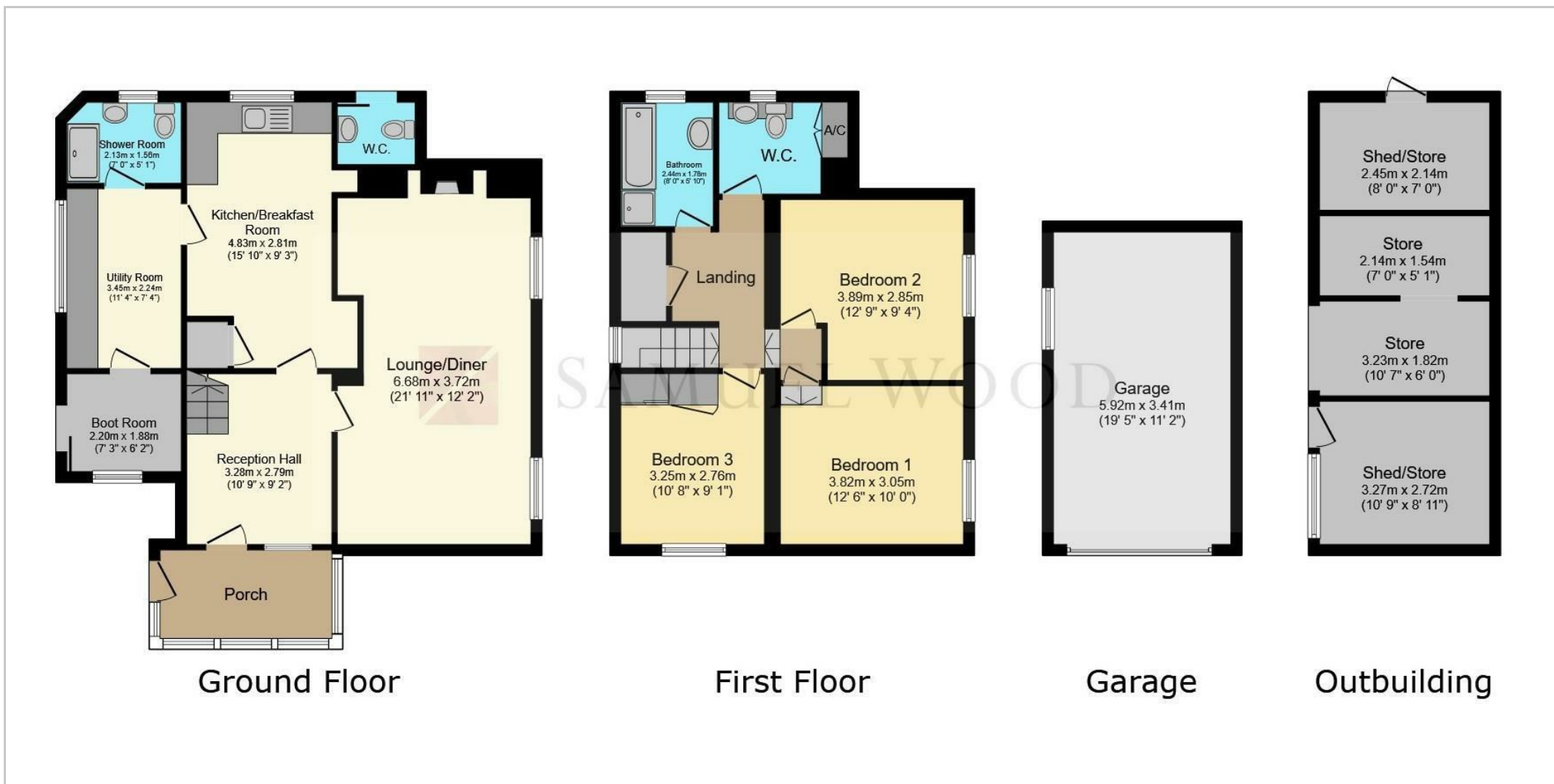
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

To appreciate the full charm and character of The Balkans, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenarms@samuelwood.co.uk





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