



 SAMUEL WOOD



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15 Roman Downs, Craven Arms, SY7 9LX  
Offers In The Region Of £325,000



# 15 Roman Downs

Craven Arms, SY7 9LX



- Well Presented Detached Bungalow
- Landscaped Private Garden
- Three Bedrooms, One En-Suite
- Quiet Residential Area, Near Local Amenities
- EPC 'Pending'
- Open-Plan Living Area
- Garage and Off-Road Parking
- Age Exclusive to Over 55
- Conservatory and Countryside Views to Rear

Welcome to 15 Roman Downs, a charming detached retirement bungalow located in the peaceful residential enclave of Craven Arms. This well-presented property offers a serene retreat within a community of similar properties, providing the perfect setting for relaxed living.

Craven Arms is a charming market town offering a range of amenities including local shops, a large supermarket, take-away restaurants, and essential services. Surrounded by picturesque countryside, residents can explore scenic walks, historic landmarks, and cultural attractions. Residents benefit from good transport links via the A49 and a mainline railway station.

Step into a tastefully designed interior space, thoughtfully arranged to maximise comfort and functionality. The spacious hallway offers access to all main rooms. The three generously sized bedrooms are arranged towards the front of the property, bedroom one features built-in wardrobes and an en-suite shower room, with suite in white comprising shower enclosure, pedestal wash hand basin and low-flush W.C. Bedrooms two and three share access to the house bathroom, with suite in white comprising panel bath, pedestal wash hand basin and low-flush W.C.

A spacious living area offers a comfortable retreat for relaxation and formal entertainment, with ample space for table and chairs and generous lounge area with access to the conservatory. Internal bi-fold doors can be opened to create an open-plan kitchen area equipped with modern appliances, including a built-in eye level oven, ample storage space and sleek counter tops inset gas hob and stainless steel 1.5 bowl sink unit with mixer filler.

An adjacent utility room offers further cabinet storage, planned space and plumbing for washing machine and countertop inset stainless steel sink unit. An internal door leads to the garage, with electrically operated door to driveway, lighting, power, rear window and service door to the side access. Step outside to discover a private garden area, beautifully landscaped with a patio area abutting the property with space for table and chairs. Laid to lawn with floral and herbaceous beds, paved walkways and enclosed by high fencing, enjoy far-reaching views of the stunning Shropshire countryside. To the front, a driveway offers off-road parking for several vehicles and access to the garage, largely laid to lawn with floral and herbaceous beds, partly enclosed with fencing.







## Directions

From the Samuel Wood branch, head west on Corvedale Rd (B4368). At the roundabout, take the 1st exit onto Shrewsbury Rd (A49) and then take the 3rd exit onto Clun Rd (B436). Continue for approximately half a mile before turning right onto Watling St. After 250m, turn right onto Roman Downs. Follow the road to the left and continue to the end of the road, the property will be on your right hand side, identified by the agents for sale board.

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

Broadband Speed: Basic 16 Mbps, Superfast 35 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is freehold.

Agents Note:

Maintenance charges apply, specifically for the over 55's. Further details available from the agent.

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 of 15 Roman Downs, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@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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