



SAMUEL WOOD

58 Shrewsbury Road, Craven Arms, Shropshire, SY7 9QE

Offers In The Region Of £330,000



58 Shrewsbury Road

Craven Arms, Shropshire, SY7 9QE



- Beautifully Presented Detached Home
- Enclosed Landscaped Gardens
- Excellent, Near Town Centre Location
- Well-Appointed Kitchen, Conservatory
- Three Bedrooms, Two Reception Rooms
- Off-Road Parking
- Garage and Carport
- EPC Rating F

Welcome to your potential new home at 58 Shrewsbury Road, Craven Arms. This detached property offers a wonderful blend of convenience, space, and comfort, located within this charming market town. Just a short stroll away from the town centre, you'll have easy access to a plethora of shopping facilities, including a convenience store, supermarket, independent shops, cafes, take-away restaurant's, public houses and essential services.

Within easy access to major transportation links, commuting to neighbouring towns or cities is hassle-free, making this property an ideal choice for professionals and families alike. Explore the picturesque surroundings of Shropshire, known for its stunning landscapes, historic landmarks, and outdoor recreational opportunities, all within reach from your new home.

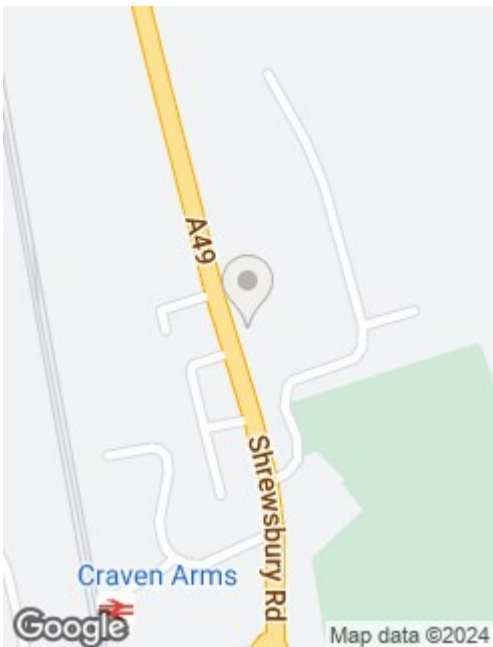
Step into generous living spaces, including three bedrooms and a house bathroom, providing ample room for families, or those seeking extra space. The heart of the home, the kitchen is equipped with a double sink unit with ample storage, and ample countertop space, making it perfect for everyday living. Enjoy comfortable living with well-appointed living areas including two reception rooms, perfect for relaxation or formal entertainment, the lounge benefits from an abundance of natural light from a bay window to the front aspect, a wood burning stove provides a warm and cosy ambiance. The dining room room features a delightful bay window and feature fireplace, with ample space for a table and chairs.

A generous conservatory provides a seamless link between the indoor and outdoor space, a semi-ground floor cloakroom offers further practicality, having suite in white comprising low-flush W.C. and vanity unit inset wash hand basin. Stairs ascend from the hallway to the first floor, here you find three well-appointed bedrooms offering comfort and sharing access to a newly fitted and contemporary house bathroom, with a suite in white comprising L-Shaped left handed panel bath with rainfall shower and screen, vanity unit inset wash hand basin and low-flush W.C.

Outside, a beautifully landscaped garden to the rear provides a private and enclosed space for outdoor enjoyment and leisure. A garage and open carport provides vehicle storage with further off-road parking available, ensuring convenience for residents and visitors alike. The front is laid to lawn and enclosed by fencing, bordered by mature trees.







Directions

From Craven Arms town centre, proceed north on the A49. The property will be on the right hand side as indicated by the agents For Sale sign.

Services: We understand that the property has mains electricity, mains water and mains drainage. The property has the benefit of oil-fired central heating and a gas fire in the dining room room which is served by LPG. Inset wood burning stove to lounge, windows are double glazed.

Broadband Speed: Basic - 16 Mbps, Superfast 75 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

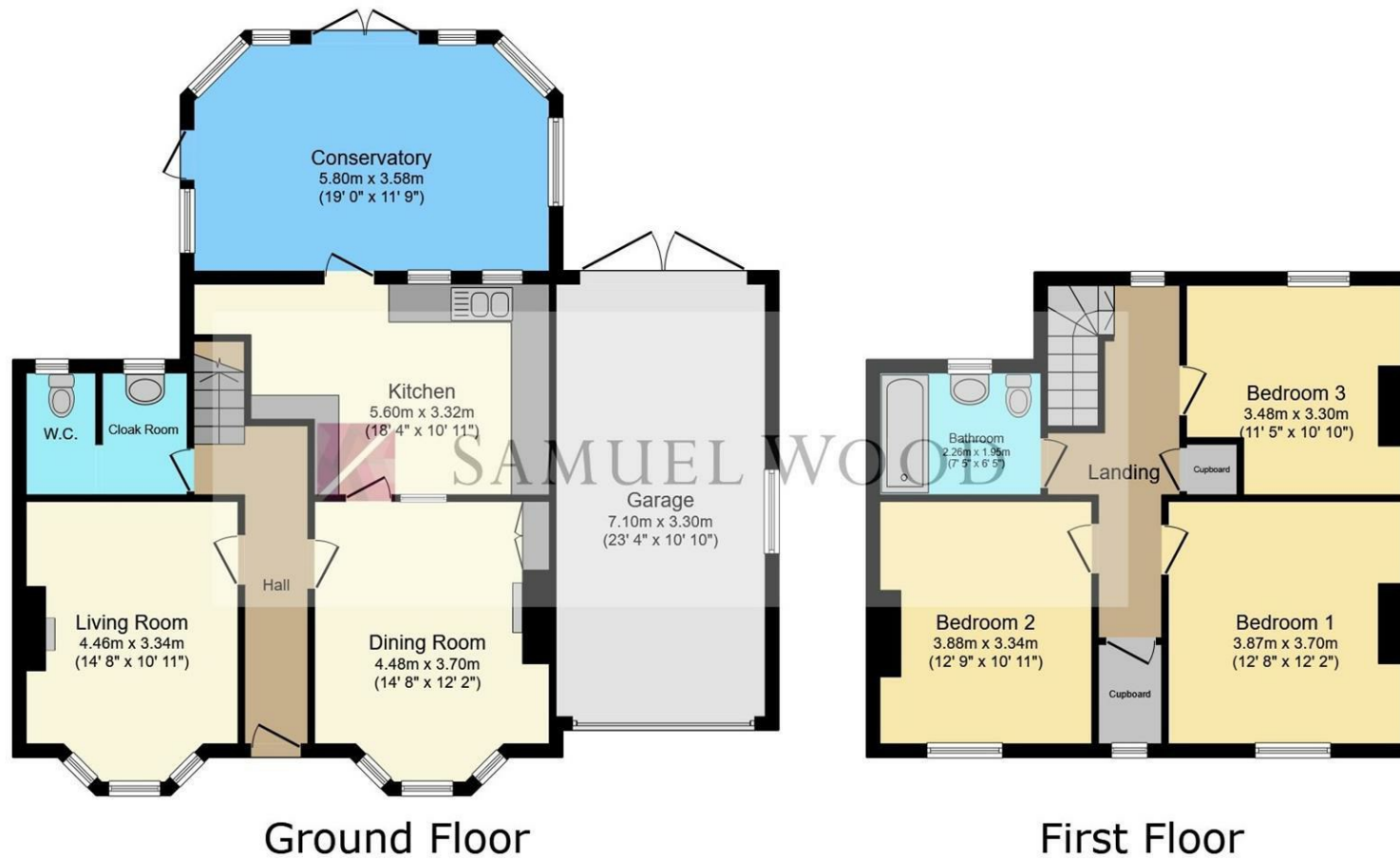
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

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.

Don't miss out on the opportunity to make 58 Shrewsbury Road your dream home, we highly recommend arranging a viewing. Call: 01588 672728, or Email: 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
 10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
 Tel: 01588 672728 | cravenarms@samuelwood.co.uk