



SAMUEL WOOD

28 Brooklands Park, Craven Arms, SY7 9RL  
Offers In The Region Of £215,000





Welcome to 28 Brooklands Park, a semi-detached family home located near the centre of Craven Arms, an area of outstanding natural beauty. This property offers convenient living and traditional charm, making it an ideal choice for families seeking a comfortable residence.

28 Brooklands Park is situated in a quiet, residential area of similar properties, the property is tucked away from the hustle and bustle, yet within easy reach of local amenities. The property is conveniently located near primary schools, shops, and public transport links, making it an ideal choice for families and professionals alike.



- Semi-Detached Family Home
- Three Bedrooms, One Bathroom
- Lounge, Kitchen/Diner
- Private Garden with Patio Area
- Garage and Off-Street Parking
- Located in a Quiet, Residential Area
- Close Proximity to Local Amenities and Schools
- EPC Rating D

As you step through the front door, you are greeted by a welcoming entrance porch, leading into a good sized lounge featuring a cozy fireplace and large bow bay window that provides an abundance of natural light. This space is perfect for family gatherings and entertaining guests. The generous kitchen/diner boasts fitted units with planned space for appliances and dining table and chairs. The adjacent cloakroom has a suite in avocado comprising wash basin and W.C.

The property offers three bedrooms, each designed around a central landing. Bedroom two includes a built-in wardrobe, all bedrooms are serviced by house bathroom with a suite comprising panelled bath with shower over, pedestal wash hand basin and W.C.

The private garden features a well-maintained lawn, mature shrubs, herbaceous and floral borders with a patio area perfect for outdoor dining and relaxation. This space offers ample room for outdoor activities with access to the detached single garage and area laid to lawn to the front. Ample off-street parking provides convenience and security for several vehicles.

### Services

We understand that the property has storage heating, mains electricity, mains water, mains drainage and windows are double glazed.

Broadband Speed: Basic - 17 Mbps, Superfast 76 Mbps

### Flood Risk

No risk.

### Local Authority

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND  
Tel. 0345 678 9000

Council Tax Band: C

### Tenure

We understand the tenure is Freehold.

### 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

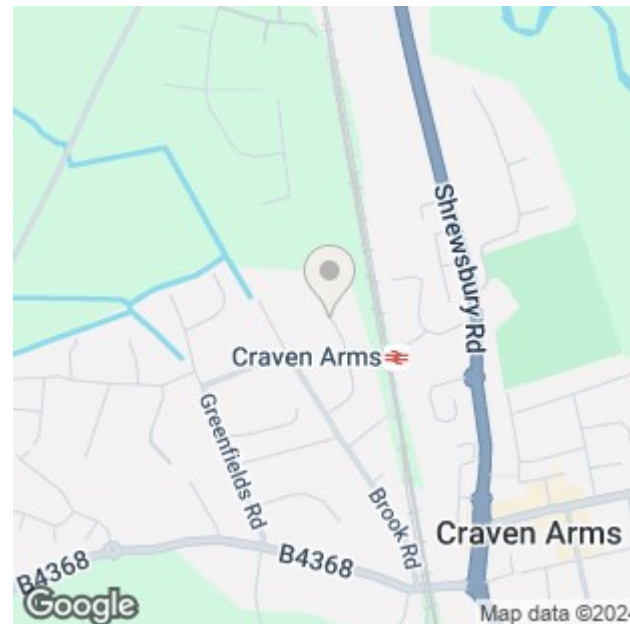
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Viewings

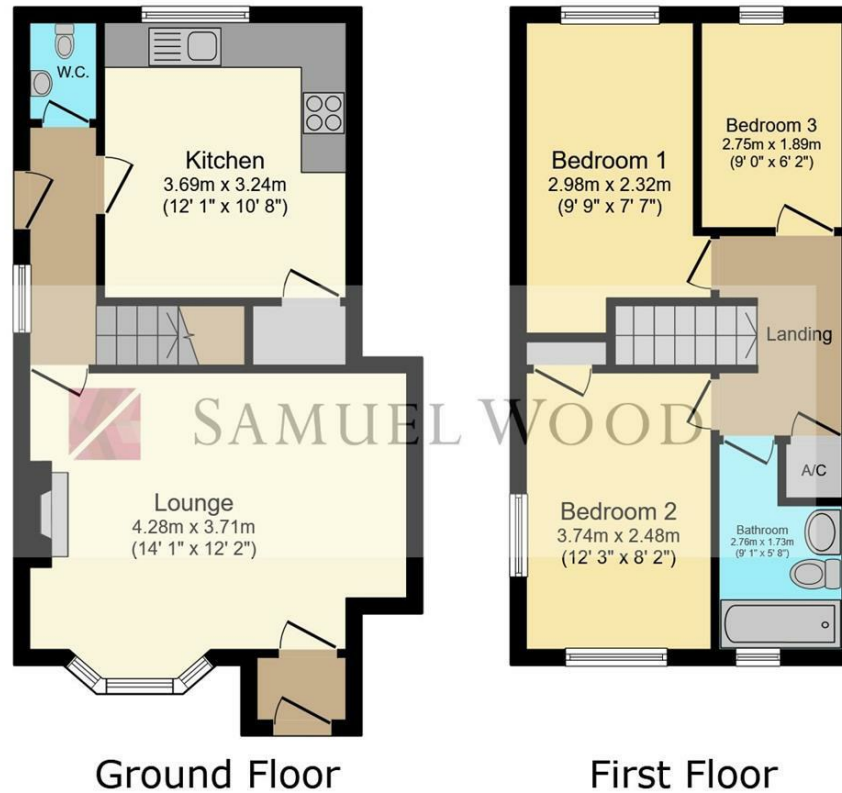
To appreciate the full potential of 28 Brooklands Park, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk

### Directions

From the Samuel Wood Office in Craven Arms, join the A49 from the roundabout and take the first exit, at the next roundabout take the 3rd exit onto Clun Road, continue for 400 yards turning right onto Brook Road, take the second turning on the right onto Brooklands Park and the property is 100 yards on the right hand side identified by the agents For Sale board.



## Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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](mailto:cravenarms@samuelwood.co.uk)