



SAMUEL WOOD

Old Bakery Dale Street, Craven Arms, SY7 9PB
Offers In The Region Of £195,000



Old Bakery Dale Street

Craven Arms, SY7 9PB



- Central Town Location
- Three Self-Contained Apartments
- Near Local Amenities
- Unique Business Opportunity
- Ample Off-Street Parking
- EPC Rating E

*** Freehold Investment Property*** Welcome to The Old Bakery, a collection of three self-contained flats located in the heart of Craven Arms. This represents a unique opportunity to acquire a range of one and two bedroom flats, designed to cater to various lifestyles.

Craven Arms is a charming market town offering a blend of rural beauty and modern conveniences. The town enjoys the convenience of a railway station that provides connections to the south, including Ludlow, Hereford, Cardiff, and Swansea, and north to Shrewsbury, Crewe, and Manchester. Additionally, there are local bus services available.

Amenities in the town include a Post Office, nursery and primary schools, a doctor's surgery, public houses, a large supermarket, Cafes and convenience stores along with various other local shops. The surrounding Shropshire Hills National Landscape provides endless opportunities for outdoor activities such as walking, cycling, and birdwatching. Local attractions include Stokesay Castle, and the Shropshire Hills Discovery Centre.

Each flat is finished to a good standard, featuring contemporary kitchens with integrated appliances, modern bathrooms, and spacious living areas. Located on Dale Street, The Old Bakery is just a short stroll away from local shops, cafes, and amenities, providing added convenience.

Flat One - This cosy ground floor flat features an open-plan living area with a modern kitchen, with laminate flooring throughout, the kitchen has fitted wall and base units with laminate countertop over, integrated electric oven and hob, inset sink and drainer, and windows to front aspect. Having a comfortable double bedroom with adjacent shower room with suite in white comprising pedestal wash basin, W.C. and shower enclosure.

Flat Two - Featuring large front-facing ground floor windows, the open-plan kitchen / lounge has hard flooring, fitted wall and base units with countertops inset stainless-steel sink with a drainer, and an airing cupboard housing the boiler. The shower room shower room features a suite in white, vinyl flooring, a walk-in shower, pedestal wash hand basin, W.C. and an extractor fan.

Flat Three - This first floor apartment is accessed via the metal stairs on the left hand side. You are greeted by a spacious entrance hallway with laminate flooring and doors to all rooms. The Kitchen contains fitted base units with ample countertops, integrated oven and hob, an airing cupboard and a side window. Offering a spacious and light living area, this space benefits from exposed ceiling timbers, feature fireplace, and dual aspect windows. Having two generous double bedrooms, and a contemporary bathroom with laminate flooring, panelled bath with shower over with screen, pedestal wash hand basin, and W.C. in white.

Outside to the front of the property, there is a stone driveway that leads to ample parking for residents. This shared driveway extends to the property backing onto the Old Bakery, with the entire driveway included in the freehold. The boundaries on the left and right sides of the driveway are fenced, while the rear and right sides of the property complete the perimeter.







Directions

From the Samuel Wood Branch in Craven Arms, proceed along Corvedale Road and take the first turning right onto Dale Street, at the first crossroads turn right and proceed to the end of the road. Turn right again, and the property is ahead of you indicated by the agents for sale board.

Agents Note: All apartments are let out on Assured Shorthold Tenancies, with a yield of approximately 8% per annum, rent return of £13,200 with rent review due in 2024.

Services: We are informed that the property is connected to Mains Electricity, Water, and Drainage. Gas is available in the town, all flats benefit from Electric heating.

Broadband Speed: Basic 19 Mbps Superfast 80 Mbps Ultrafast 950 Mbps

Flood Risk: No Risk.

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 unique opportunity of The Old Bakery, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: cravenams@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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