



SAMUEL WOOD

24 Newington Way, Craven Arms, Shropshire, SY7 9PS

Offers In The Region Of £225,000



# 24 Newington Way

Craven Arms, Shropshire, SY7 9PS



- Extended & Improved Property
- Dining Kitchen with adjacent Study Area
- Thoughtfully Designed Gardens
- Gas Central Heating
- Excellent Location with Amenities & Road Links
- Stylish Accomodation
- Living Room
- Garden Structure with Store
- Double Glazing
- EPC Rating C

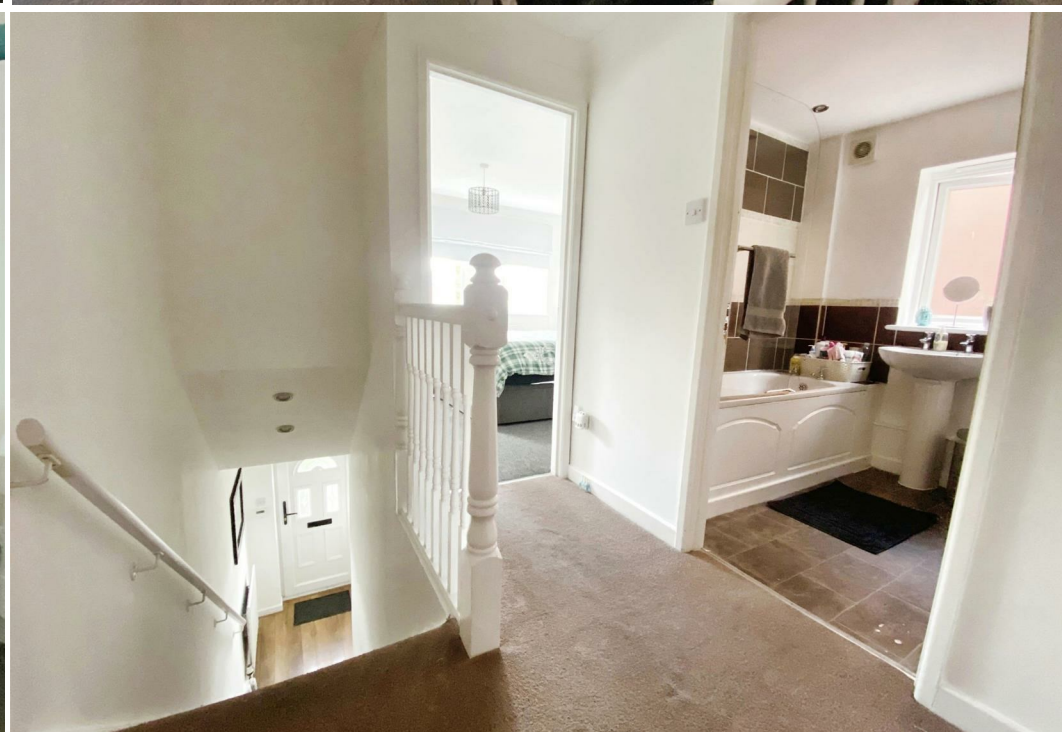
This charming three-bedroom end terrace property in Newington Way has been thoughtfully improved and extended, offering well-presented accommodation that truly must be seen to be appreciated. Situated in the heart of Craven Arms, this home boasts excellent connectivity, with the A49 running through the town providing easy access to nearby areas. The local railway station further enhances the convenience of transport options available. The town is home to a variety of small shops and facilities, adding to its appeal for both residents and visitors. With its blend of modern improvements and idyllic location, 24 Newington Way offers a wonderful opportunity for comfortable and connected living.

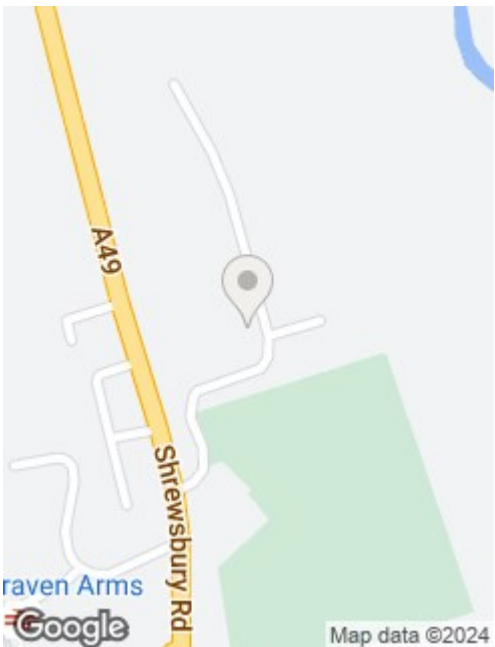
Upon entering, you are greeted by a welcoming reception hall that leads directly into the cosy living room, an inviting space that has a warm and relaxing atmosphere. The living room seamlessly opens into the modern dining kitchen, making it ideal for both everyday living and entertaining. The kitchen, well-equipped and stylish and extends into a versatile study area, complete with French doors that lead out to the patio, offering a delightful blend of indoor and outdoor living.

The first floor of this lovely home comprises three well-proportioned bedrooms and a modern family bathroom which is tastefully designed and conveniently located to serve all three bedrooms, ensuring practicality and ease.

The exterior of the property is as impressive as the interior. The front of the house is approached via a tarmac driveway, complemented by a paved pathway lined with shrubs, creating an inviting entrance. The landscaped rear gardens are a true highlight, featuring an attractive patio area edged by raised borders, ideal for outdoor dining and relaxation. Steps lead up to a lush lawn area, with a central pathway guiding you to the rear of the garden, where you'll find a garden room/store, providing additional storage or potential for a variety of uses.







## Directions

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

Broadband Speed: Up to 1000 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: tbc

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.







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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