



SAMUEL WOOD

8 Castle Street, Clun, Craven Arms, SY7 8JU
Offers In The Region Of £159,950



Samuel Wood are pleased to present this terraced house on Castle Street which is an excellent opportunity for both first-time buyers and savvy investors. The property is ripe for renovation, allowing you to put your personal touch on a home that boasts great potential.

Upon entering, you are welcomed by a hallway that leads to a lounge at the front, complete with a traditional fireplace and a log-burning stove, perfect for those chilly evenings. The spacious kitchen diner, which features a convenient storage cupboard under the stairs, provides ample space for family meals and entertaining guests. At the rear, a lean-to conservatory opens out onto a lovely decking area, ideal for enjoying the outdoors, and steps lead down to a well-sized grassed garden, perfect for gardening enthusiasts or for children to play.

Upstairs, the property offers two double bedrooms, one facing the front and the other at the rear, along with a family bathroom that completes the upper level. The layout is practical and functional, making it a comfortable living space.

On-street parking is available, adding to the convenience of this lovely home. Located in a popular area, this property is not only a fantastic investment opportunity but also a wonderful place to create lasting memories. With its charming features and potential for improvement, this house is waiting for you to make it your own.

- Ideal Investment Opportunity
- Or First Time Buyer Home
- In need of modernisation and improvement
- 2 Bedrooms
- Upstairs Bathroom
- Large rear garden
- EPC Band D
- NO ONWARD CHAIN

Hallway

Enter through the black UPVC door into the hallway with stairs to the upper floor and doors to the lounge on your left and kitchen diner in front of you.

Lounge

UPVC Double glazed window to the front of the property, a bright room with ceiling pendant light fitting. Fireplace with log burning stove.

Kitchen Diner

A good size kitchen diner with storage cupboard under the stairs. 2 Windows looking into the lean to conservatory. Fitted Kitchen with stainless steel sink and drainer, Cooker, Hob and extractor fan.

Lean to Conservatory

A good size room with stainless steel sink and plumbing for washing machine. UPVC doors out to a decking area.

Bedroom 1

Double glazed windows to the front of the property, a large room with feature fireplace.

Bedroom 2

A good sized second bedroom with double glazed window overlooking the garden to the rear.

Bathroom

A pedestal sink and W.C with panel bath and shower above. Airing cupboard housing hot water cylinder.

Rear garden

A decking area which leads down some steps to a large grassy area. Lovely views of the Clun Valley and Beyond. No.8 enjoys the same right of way over its neighbours garden to the road.

Services

Services: We understand that the property has Oil fired central heating, mains electric, mains water and mains drainage.

Broadband Speed: Basic 21Mbps, Superfast 80 Mbps and Ultrafast 950 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: B

Referrals

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.

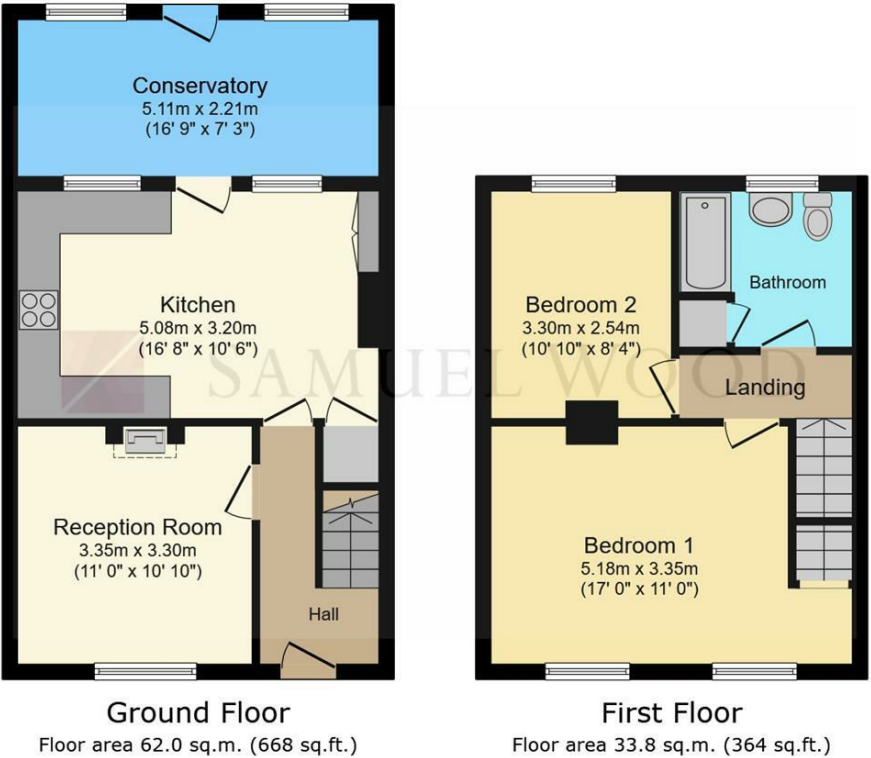
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenams@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Directions

From the centre of Clun proceed into Enfield Street, which leads into Castle Street. No 8 is a red brick terrace property which will be seen on your right hand side and highlighted by a for sale board.



Floor Plans



Total floor area: 95.8 sq.m. (1,031 sq.ft.)

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

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