



SAMUEL WOOD

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

Offers In The Region Of £190,000





Samuel Wood are pleased to present this end terraced house in the popular Newington Way estate in Craven Arms. A perfect first time buyer property or as an investment this property is ripe for modernisation and improvement to make it a wonderful home. Built in the 1980's the property boasts a spacious layout, featuring a good sized reception room that leads through to the kitchen diner.

The kitchen is a good size with space for a dining table and chairs. It has plumbing for a washing machine and a freestanding cooker and under counter fridge. The addition of a large conservatory at the rear enhances the living space, allowing for an abundance of natural light and leading out to the extensive garden. This outdoor space is a true highlight, offering ample room for gardening, play, or simply unwinding in a peaceful setting. The views to the rear are wonderful and with careful planning this garden could be brought back to its former glory. A greenhouse and numerous sheds are also present for your storage needs.



- Great First Property or Investment Opportunity
- 2 Bedroom End Terrace
- Large Rear Garden
- Fabulous Views
- Close To The Train Station and Local Amenities
- EPC Band E
- NO ONWARD CHAIN

The property comprises two well-proportioned bedrooms, ensuring comfort for family members or guests. A family bathroom completes the accommodation, providing essential amenities for everyday living.

For those with vehicles, the property includes a driveway that can accommodate three to four cars, adding convenience to your daily routine.

### Services

Services: We understand that the property has Economy 7 storage heaters throughout, mains electric, mains water and mains sewage.

Broadband Speed: Basic 18 Mbps, Superfast 72 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: A

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.

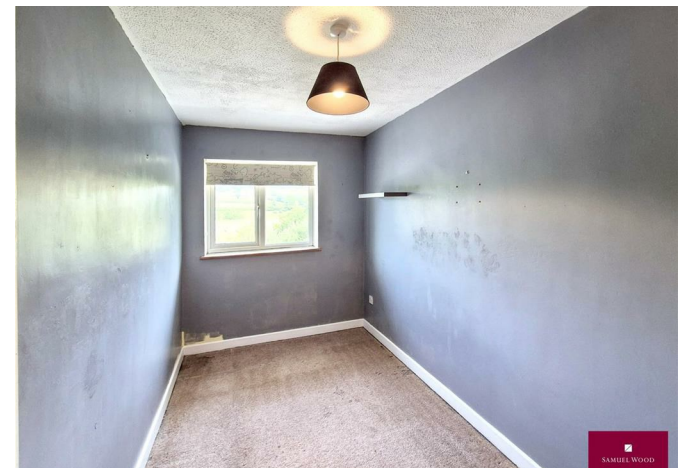
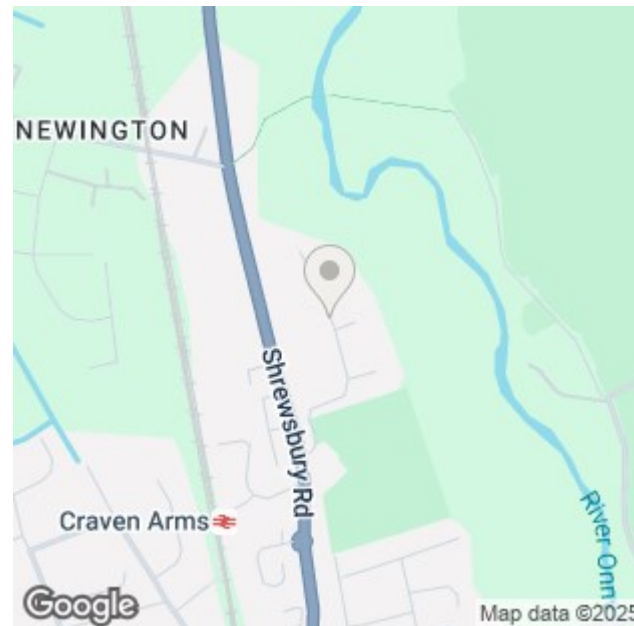
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

### The Area

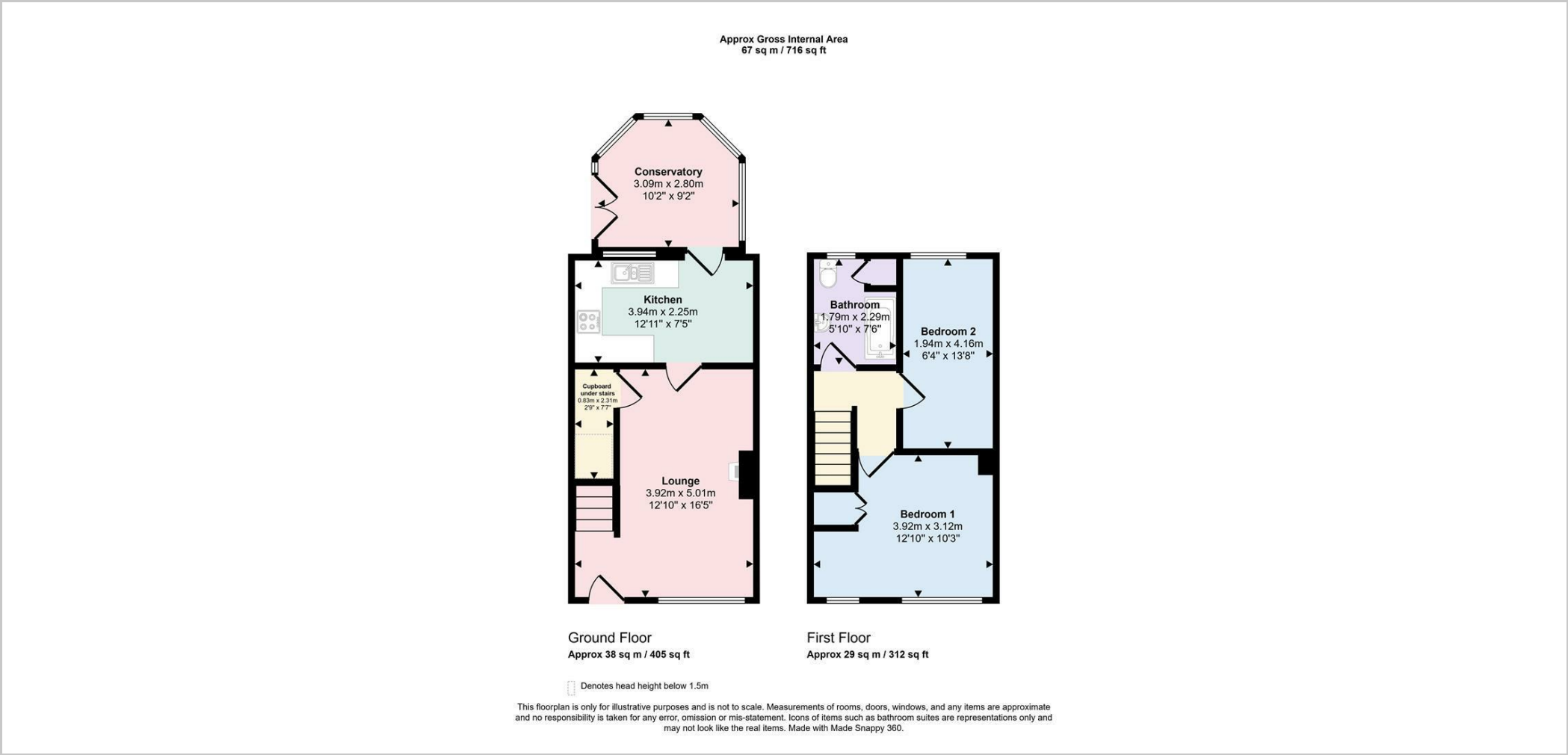
Craven Arms is a busy market town with lots of local amenities. The Gateway to the Marches has excellent transport links to Hereford and Shrewsbury, then further on to Liverpool and the Welsh line to Cardiff. A Doctors Surgery, Tuffins Supermarket, Primary School, Vets and Funeral Directors, Gym and Nursery to name a few of the facilities at the town. With Ludlow and Church Stretton less than 10 miles away Craven Arms is conveniently located.

### Directions

From the Craven Arms office head West on the Corvedale Road towards the Shrewsbury Road (A49) and at the round about turn right heading towards Shrewsbury. Continue to the next roundabout and continue straight and in around 160 yards turn right onto Newington Way. Continue along Newington Way in about 100 yards the property is located on your right. A Samuel Wood For Sale Board will be located outside.



Floor Plans



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.