



SAMUEL WOOD

Oakdene, Clun Road, Craven Arms, Shropshire, SY7 9QW

Offers In The Region Of £240,000



Oakdene, Clun Road

Craven Arms, Shropshire, SY7 9QW



- Spacious Traditional Semi-Detached Property
- Excellent, Near Town Centre Location
- Three Double Bedrooms and Family Bathroom
- Two Generous Reception Rooms & Sun Room
- EPC Rating: E
- Off-Road Parking
- Enclosed Rear Garden, Carport and Workshop
- No Onward Chain

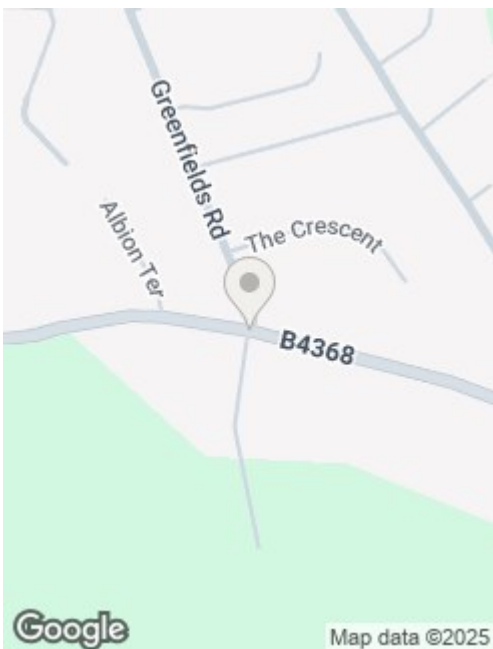
Oakdene is a substantial 3-bedroom semi-detached home located just a short distance from Craven Arms town centre. This property has a good sized rear garden with the additional benefit of off road parking along with vehicular access leading to a carport/Outbuilding This could be reconfigured to offer more parking.

The accommodation features reception hall leading to a living room. A separate dining room with kitchen and sun room. There is also a WC accessed from the garden. The property offers 3 bedrooms and a family bathroom.

With its blend of indoor and outdoor space, Oakdene is an excellent choice for families or at close to local amenities.







Directions

From the Samuel Wood branch on Corvedale Road head west to the roundabout, take the 1st exit onto Shrewsbury Rd (A49). At the next roundabout, take the 3rd exit onto Clun Road (B4368), after approximately 100m the property will be on your left indicated by the agents For Sale sign.

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

Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps

Flood Risk: Medium (The property has never flooded)

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: C

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 charm and character of Oakdene, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenarms@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
 10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
 Tel: 01588 672728 | cravenarms@samuelwood.co.uk