



SAMUEL WOOD

26 Roman Downs, Craven Arms, SY7 9LX  
Offers In The Region Of £87,500







# 26 Roman Downs

Craven Arms, SY7 9LX



- Fantastic Opportunity for the over 55's
- Popular Roman Downs Development
- Greenhouse
- NO ONWARD CHAIN
- 3 Bedroom Semi Detached Bungalow
- Sunny Private Garden
- EPC C

Samuel Wood are pleased to present this semi-detached bungalow in the popular Roman Downs development which presents a fantastic opportunity for those aged over 55 to acquire a 50% share in a delightful home. Built in 2007, the property boasts a spacious layout, featuring three generously sized bedrooms that can be utilised to suit your individual needs.

To the rear of the property you will find the open-plan living, dining, and kitchen area which is a large inviting space, with French doors out to the lovely rear garden. The practical large wet room adds convenience and accessibility for all, with a very useful storage cupboard ensuring all your belongings can be neatly tucked away.

Outside, the property is complemented by a lovely large front garden, providing a pleasant view and additional parking for up to two vehicles. The private sunny garden at the rear is a true highlight, featuring a greenhouse and flower beds, ideal for gardening enthusiasts or those who simply wish to enjoy the outdoors.

This semi-detached bungalow not only offers a comfortable living space but also a wonderful community atmosphere in a sought-after location. With its blend of practicality and charm, this property is an excellent choice for those looking to downsize without compromising on quality of life. Don't miss the chance to make this delightful bungalow your new home.

Rental information below. Please contact Connexus for more information on 03332 31 32 33 or email [sales@connexus-group.co.uk](mailto:sales@connexus-group.co.uk)

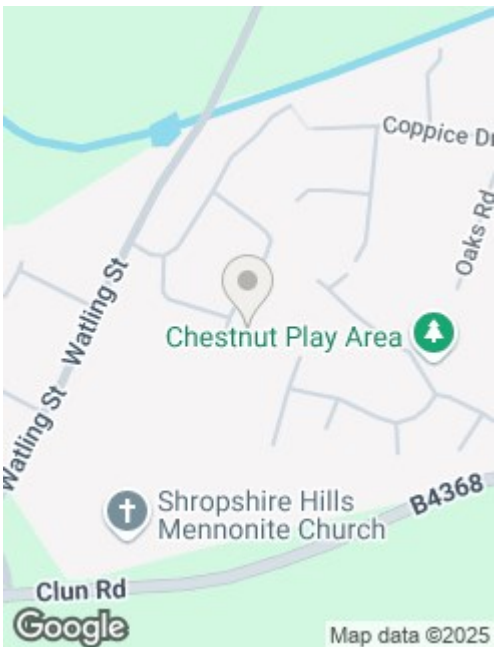
Rent £416.49 per calendar month  
Buildings Insurance £9.30 per calendar month  
Shared Ownership Service charge £4.25 per calendar month  
Shared Ownership Garden Service Charge £16.70  
Total payment to Connexus £446.74











## Directions

From our Craven Arms office turn left at the A49 roundabout and head towards Ludlow. At the next roundabout turn right up the Clun Road (B4368). Continue on the Clun Road and continue straight over the next mini roundabout. In 350 yards turn right onto Watling Street. Then in 50 yards turn right again onto Roman Downs. Turn left and follow the road around to the right and then turn right again. You will find the property at the top of the street on the left hand side. The property has a oak coloured front door.

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

Broadband Speed: Basic 16Mbps, Superfast 36 Mbps and Ultrafast 950 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold with 80 years remaining.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B.

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.



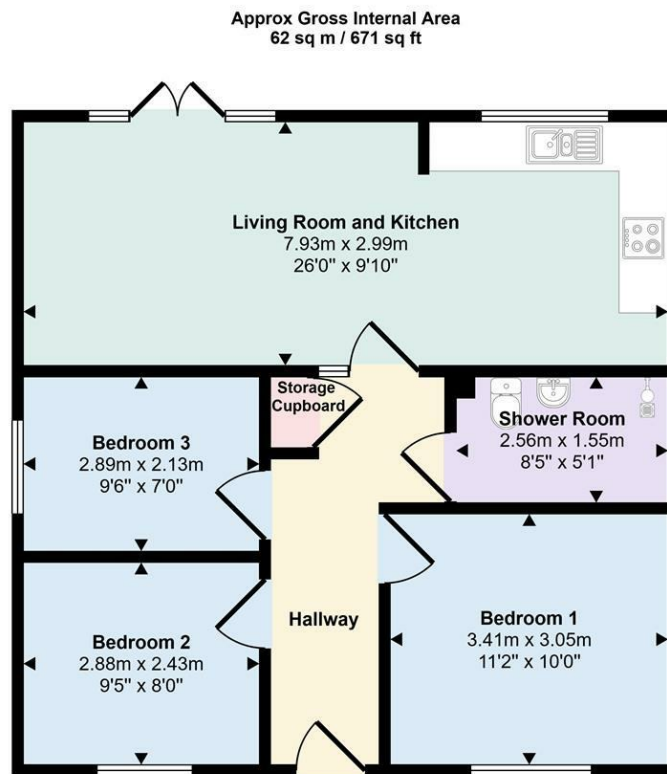






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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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