



SAMUEL WOOD

15 The Crescent, Craven Arms, SY7 9QX  
Offers In The Region Of £260,000







# 15 The Crescent

Craven Arms, SY7 9QX



- Fantastic 3 Bedroom End Terraced Property in Popular Location
- Seperate Study and Utility Room
- Parking for 4-5 Cars
- EPC D
- Extended Kitchen and Dining Room
- Large Front and Rear Gardens
- Close to local Primary School, Supermarket, Train Station, Doctors Surgery
- No Onward Chain

Samuel Wood are pleased to present 15 The Crescent, Craven Arms. This delightful end of terrace house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting three well-proportioned bedrooms, one of which is currently utilised as a dressing room, this property is designed with comfort and practicality in mind.

The heart of the home features a large lounge, complete with a striking feature fireplace, perfect for cosy evenings in. The extended dining room is a true highlight, offering ample space for family gatherings and entertaining, complemented by a home bar for those special occasions. With patio doors leading out to a generous garden, this area seamlessly blends indoor and outdoor living, ideal for summer barbecues and relaxation.

The kitchen is impressively spacious, equipped with a pantry for additional storage, and flows through to a convenient downstairs w.c. A useful study provides a quiet space for work or study, while a separate large utility room enhances the functionality of the home.

The property also benefits from parking for up to four- five vehicles, making it a practical choice for families or those with multiple cars. The lovely garden space at the rear offers a tranquil retreat, perfect for enjoying the warmer months.

With a recently refitted bathroom featuring a large double shower and a luxurious freestanding bath, this home combines modern amenities with classic charm. The fitted wardrobes in the second bedroom add to the appeal, providing ample storage solutions.

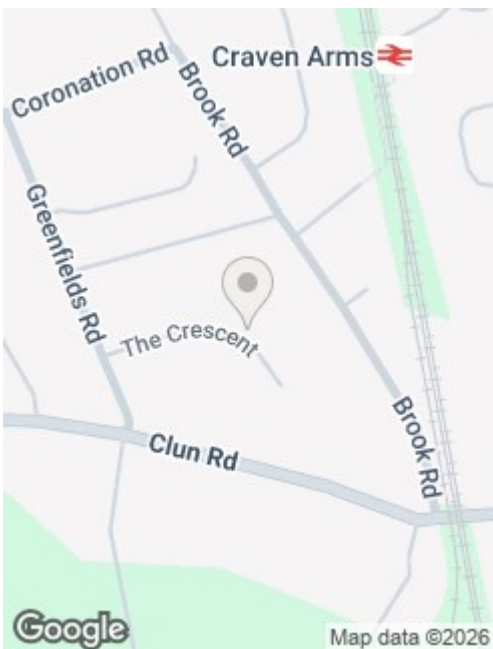
Offered with no onward chain, this well-rounded property presents an exciting opportunity for those looking to make their mark and improve further. Don't miss the chance to view this fantastic family home in a sought-after location.











## Directions

Please use the what3words app to locate the property using the following [///leaned.airfields.inhaled](https://www.what3words.com/leaned.airfields.inhaled) This will take you to the drive of the property.

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

Broadband Speed: Basic 16Mbps, Superfast 80 Mbps and Ultrafast 950 Mbps

Flood Risk: High (although 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: 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.



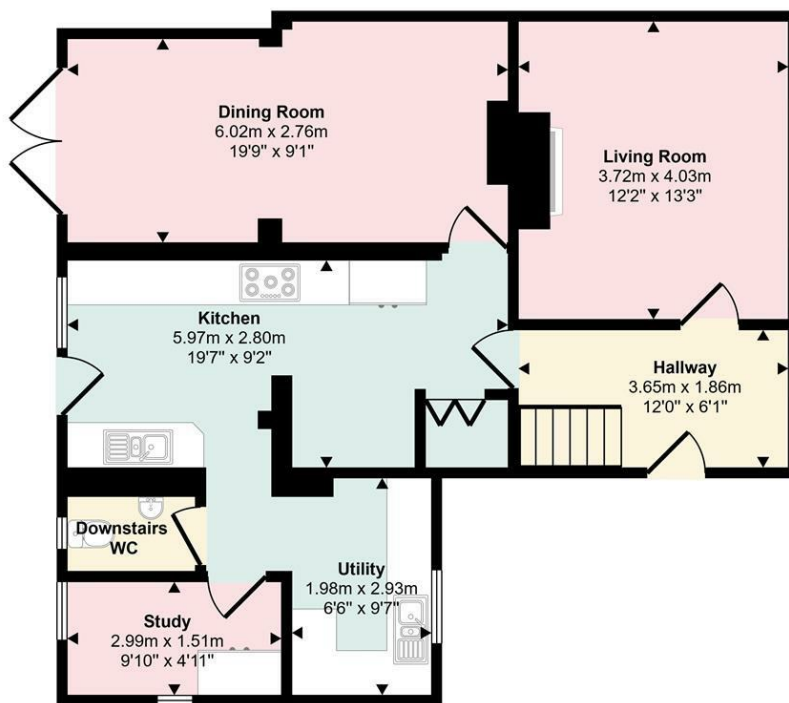




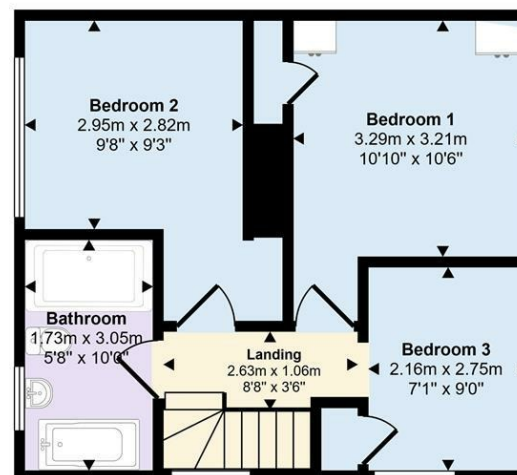




Approx Gross Internal Area  
116 sq m / 1250 sq ft



**Ground Floor**  
Approx 74 sq m / 801 sq ft



**First Floor**  
Approx 42 sq m / 449 sq ft

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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