



SAMUEL WOOD

30 Maple Close, Craven Arms, SY7 9RJ  
Offers In The Region Of £225,000





# 30 Maple Close

Craven Arms, SY7 9RJ



- Fantastic 3 Bedroom Family Home
- Re-fitted Kitchen and Bathroom
- Private Rear Garden
- EPC D
- Popular Location
- Large Driveway and Garage
- Lovely Views
- NO ONWARD CHAIN

Samuel Wood are pleased to present 30 Maple Close in Craven Arms, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property has been well-maintained and is in move-in condition, making it an ideal choice for those looking to settle in a popular location.

The house boasts three bedrooms, comprising two generously sized double rooms and a single bedroom, perfect for children or guests. The refitted bathroom adds a touch of modernity, ensuring convenience for the whole family. The heart of the home is undoubtedly the fantastic refitted kitchen, which offers ample space for a dining table, making it a wonderful spot for family meals and entertaining friends. Adjacent to the kitchen, the rear lobby features a downstairs cloakroom and a utility area, providing practical storage solutions and easy access to the internal garage.

The living room is a lovely, large, and light-filled space, ideal for relaxation and family gatherings. The property is further enhanced by a spacious driveway that accommodates parking for up to two vehicles, ensuring that you and your guests will never be short of space.

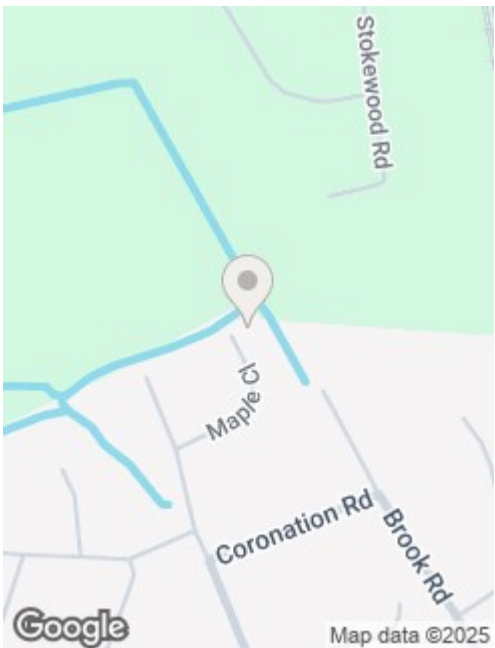
Outside, the front and rear gardens offer a delightful setting, with a lovely outlook overlooking fields, creating a peaceful atmosphere for outdoor enjoyment. This fantastic family home is not to be missed, combining comfort, convenience, and a picturesque location in Craven Arms.











## Directions

From Craven Arms, head south to Ludlow along the A49. At the Craven Arms Hotel roundabout, turn right onto the Clun Road, (B4368). Continue under the railway bridge and take the 2nd right turn onto Greenfields Road. Continue to the end of Greenfields Road and take the right turn signposted Maple Close. The property is at the bottom of the cul-de-sac on the right hand side with a Samuel Wood for sale board outside.

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

Broadband Speed: Basic 17Mbps, Superfast 71 Mbps, 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: 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.

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.



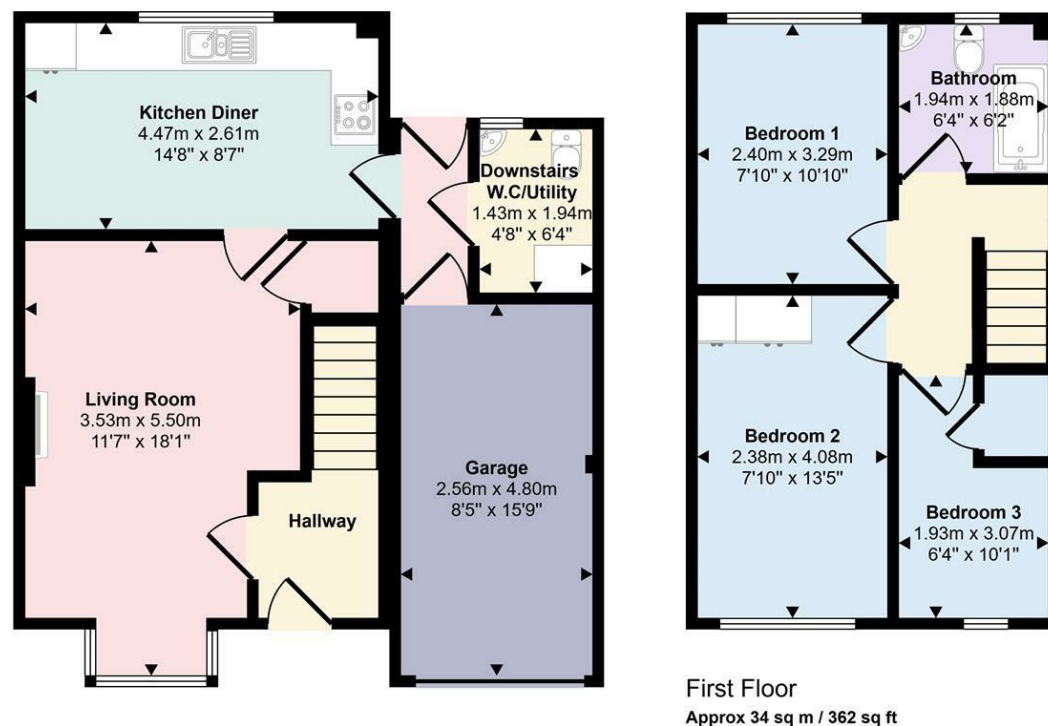








Approx Gross Internal Area  
87 sq m / 940 sq ft



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  
10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND  
Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)