



SAMUEL WOOD

Ashlings Munslow, Craven Arms, Shropshire, SY7 9ET

Offers In The Region Of £495,000



# Ashlings

Munslow, Craven Arms, Shropshire, SY7 9ET



- 3 Bedroom Detached House
- Fabulous Views
- Beautiful Garden
- Rural location
- Driveway Parking & Double Garage
- 2 Reception Rooms

Located in the charming village of Munslow, this delightful three-bedroom detached house offers a perfect blend of space and stunning natural beauty. With breath taking views that stretch across the landscape, this property is an ideal retreat for those seeking a peaceful lifestyle while still enjoying the conveniences of village living.

This property not only offers a comfortable living space but also a wonderful opportunity to embrace a rural lifestyle that Munslow has to offer, with lots of local amenities, the Crown in Munslow for fine dining and further amenities in Aston Munslow a very short walk or even shorter drive away, including a petrol station, shop, and a pub, all within a friendly and active community. With the well serviced towns of Ludlow a 10 mile drive away and Craven Arms roughly a 7 mile drive away.

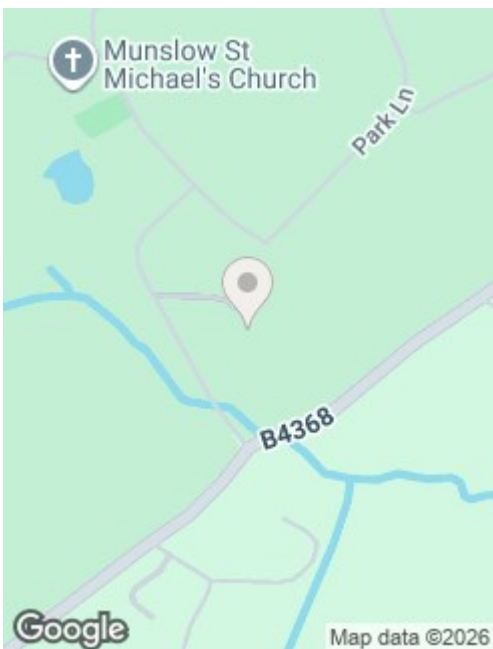
Upon entering, you are welcomed by a spacious reception hall that leads to a well-appointed kitchen, complete with an adjoining dining room, perfect for family meals and entertaining guests. The ground floor also features a utility room with a convenient WC and store which houses the boiler. The inviting sitting room boasts two distinct seating areas, enhanced by a gas fire and a sliding door that opens to the rear garden, allowing you to soak in the surrounding countryside.

The first floor accommodates three generously sized double bedrooms, two of which come with fitted storage, ensuring ample space for your belongings. A well-designed bathroom includes a separate shower and access to the linen cupboard, while a WC with an airing cupboard adds to the practicality of the home.

Outside, the property is equally impressive, offering driveway parking for several vehicles and access to two garages. The beautifully landscaped front garden features a variety of beds filled with mature shrubs and plants, providing a vibrant display of colour throughout the seasons. The rear garden is a true highlight, featuring a patio area ideal for summer dining and relaxation, alongside a good-sized lawn, a shed, a greenhouse, and raised beds perfect for cultivating your own vegetables.







## Directions

What3words ///intervals.ballpoint.possibly

Services: We understand that the property has mains electric, mains water and mains drainage. Oil fired heating and LPG gas fire in the living room

Broadband Speed: 20 - 80 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: F

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

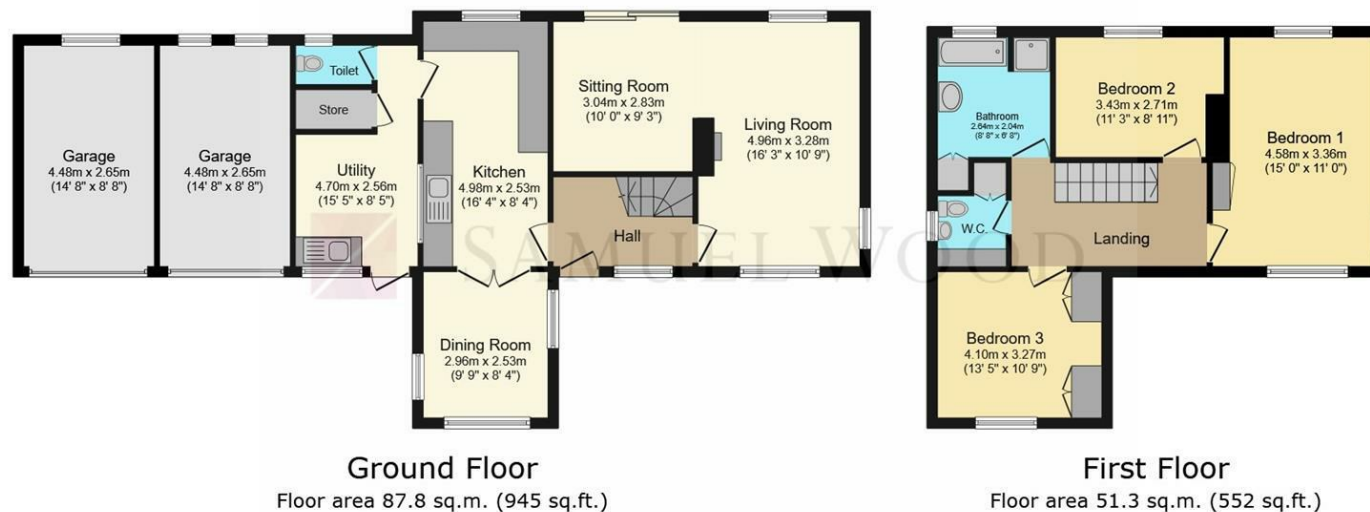
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







**Total floor area: 139.1 sq.m. (1,497 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.