



SAMUEL WOOD

Orchard Bungalow Aston Munslow, Craven Arms, Shropshire, SY7 9ER

Offers Based On £280,000



This 3 bedroom detached bungalow of non-traditional construction, sits in a lovely village location on a large plot of a third of an acre. The bungalow is in need of renovation but benefits from air source heating, solar panels and mainly double glazing. There is also a detached double garage and excellent driveway parking. No onward chain. EPC rating D.

- 3 bedroom detached bungalow of non-traditional construction
- Plot of one 1/3 of an acre
- In need of upgrading
- Potential redevelopment of site subject to necessary planning consents
- Mature gardens, double garage
- Air source heat pump and solar panels

Aston Munslow is a popular & well serviced village having facilities that include, Public House, Garage with small Shop and Petrol Station. Sitting approximately 6 miles east of the popular town of Craven Arms with historic Ludlow approximately 9 miles in distance.

Recessed Porch

with front door and matching side window opens into

Entrance Hallway

Living Room 14'1" x 14'1" (4.30m x 4.30m)

Having large picture window and smaller window, both to front elevation overlooking garden. There is a bricked fireplace with tiled hearth and open fire.

Kitchen/Dining Room 20'11" x 9'2" (6.38m x 2.80m)

Having 2 windows to rear elevation and access to roof space. The kitchen area has a line of base cupboards and wall cupboards, sink unit, electric hob with electric oven below, (not in working order), space and plumbing for washing machine and room for a fridge. The dining area having ample room for table and chairs.

Garden Room 11'0" x 10'2" (3.36m x 3.10m)

Having 3 windows all overlooking the gardens and access to roof space.

Inner Hallway

Bedroom 1 10'9" x 10'9" (3.30m x 3.30m)

Having window overlooking front garden

Bedroom 2 10'9" x 9'0" (3.30m x 2.76m)

Having window to frontage

Bedroom 3 9'3" x 7'6" (2.82m x 2.30m)

Having window to rear elevation

Bathroom 7'9" x 5'4" (2.38m x 1.63m)

Having 2 windows to rear and a suite of WC, wash hand basin and panelled bath.

Outside:

The property sits in a lovely rural setting, away from the main road in the village and is accessed onto a tarmacadamed driveway which leads right up the back of the property and provides extensive parking. At the bottom of the driveway, there is a detached double garage having 2 up and over doors, light and power fitted, window and door to gardens. The grounds extend to 1/3 of an acre and are mature with high fencing providing privacy at the rear. There are good sized lawned gardens, well established with shrubs, plants and trees and a secondary gated access backs onto the lane.

Local Authority:

Shropshire, tax band - C

Agents Notes:

1. The property is of a sectional build, non-traditional construction and therefore, it is highly unlikely that the property would obtain a mortgage.

Services:

Mains electricity and mains water with private drainage system. Heating is via an air source heat pump to radiators and solar panels on the roof for reduced energy costs. There is a mixture of single and double glazed windows. Flood Risk: No Risk Broadband speed: Basic 17Mbps, Superfast 38 Mbps

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

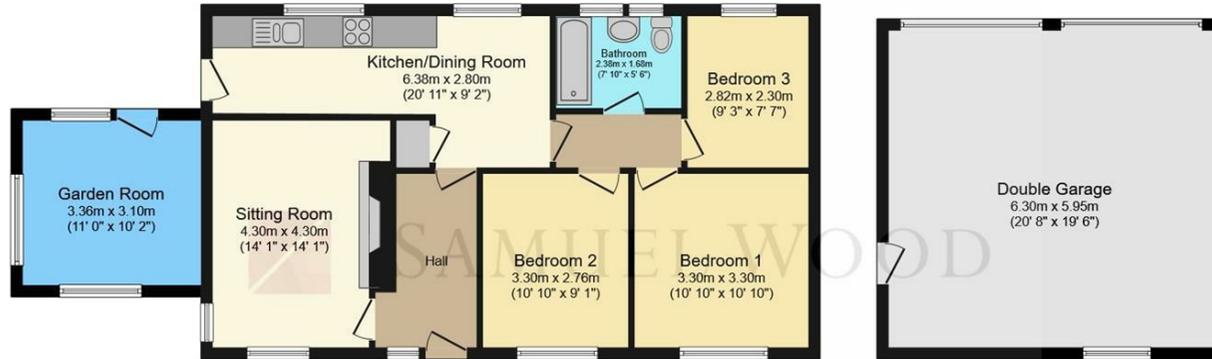
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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.



Floor Plans



Floor Plan

Floor area 97.1 sq.m. (1,046 sq.ft.)

Garage

Floor area 37.4 sq.m. (402 sq.ft.)

TOTAL: 134.5 sq.m. (1,448 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

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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk