

SAMUEL WOOD

Brockswood Dog Kennel Lane, Bucknell, Craven Arms, Shropshire, SY7 0AX

Offers Over £400,000



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Bucknell, Craven Arms, Shropshire, SY7 0AX

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- 3 Bedroom Detached Bungalow
- Well Serviced Village Location
- Extensive Driveway Parking
- Spacious Property
- Garage & Workshop
- UPVC Double Glazing & LPG Gas Heating



Set in the heart of the well-serviced South Shropshire village of Bucknell, Brockswood is a beautifully appointed and deceptively spacious detached bungalow offering versatile, single-level living in a highly desirable village setting.



Upon entering, you are welcomed by a reception hall, on the right lies an impressive living room with open plan access into the dining room, accessed off this is the kitchen breakfast room perfectly designed for modern lifestyles. This light-filled space provides an ideal setting for both everyday living and entertaining and practicality with its large pantry cupboard.

The accommodation comprises three well-proportioned double bedrooms, all thoughtfully arranged. The principal bedroom benefits from a stylish ensuite wet room, while the remaining bedrooms are served by a separate, well-appointed shower room.

Externally, Brockswood continues to impress. The property is approached via an extensive driveway, offering ample off-road parking. A single garage with light and power provides additional storage or secure parking. To the rear, a dedicated drying room adds further practicality. Additionally there is a useful shed workshop, also fitted with light and power. The gardens are predominantly laid to lawn, creating a low-maintenance yet attractive outdoor space, enhanced by raised beds and a variety of mature shrubs and planting that provide colour and structure throughout the seasons.















Directions

what3words ///rocky.incoming.stupidly

Services: We understand that the property has LPG gas heating, mains electric, water and drainage.

Broadband Speed: 18-900 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: D

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. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Floor Plan
Floor area 115.7 sq.m. (1,246 sq.ft.)

Outbuilding
Floor area 25.4 sq.m. (273 sq.ft.)

Total floor area: 141.1 sq.m. (1,519 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.