

SAMUEL WOOD

33 Sycamore Close, Craven Arms, Shropshire, SY7 9AF

Offers In The Region Of £300,000



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Craven Arms, Shropshire, SY7 9AF

4 2 2 C

- 4 Bedroom Detached House
- 2 Reception Rooms
- Bathroom & Ensuite
- No Onward Chain



A practical four-bedroom detached house, quietly positioned within a cul-de-sac on the outskirts of Craven Arms, offering spacious and versatile family accommodation together with a private rear garden and a range of useful amenities close by.



The ground floor opens into a welcoming reception hallway, providing access to the principal living accommodation. There is a living room, together with a kitchen/diner which leads through to a conservatory overlooking the rear garden. A useful utility room and downstairs WC add further practicality. An additional reception room provides excellent flexibility and could readily be used as a formal dining room, second sitting room, home office or family room, depending on the requirements of the new owner.

The staircase rises to the first-floor landing, where there are four bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property benefits from driveway parking to the front, with gated side access leading through to the private rear garden. Immediately adjoining the rear of the property is a paved patio area, providing an ideal space for outdoor seating and entertaining. Beyond this, the remainder of the garden is predominantly laid to lawn and complemented by a good selection of mature shrubs and established planting, creating a pleasant and private outdoor space.



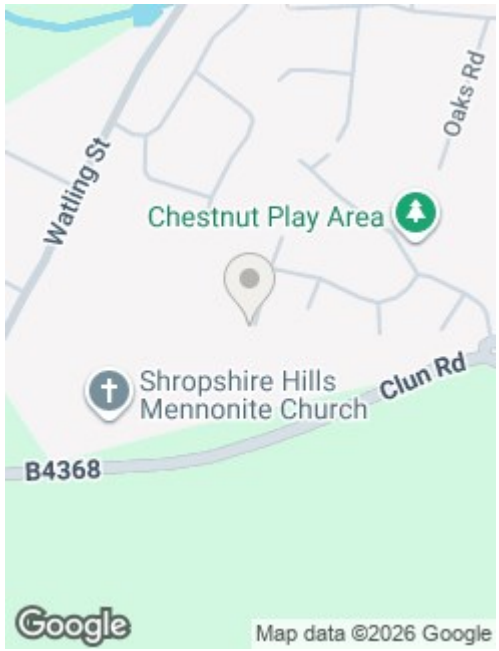












Directions

Please use the what3words app to locate the property using reference ///changing.blotchy.metals this will take you to the driveway of the property.

Services - We understand that mains water, mains electricity, mains gas, gas fired heating and mains drainage.

Broadband Speed: 17 Mbps-1800 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.

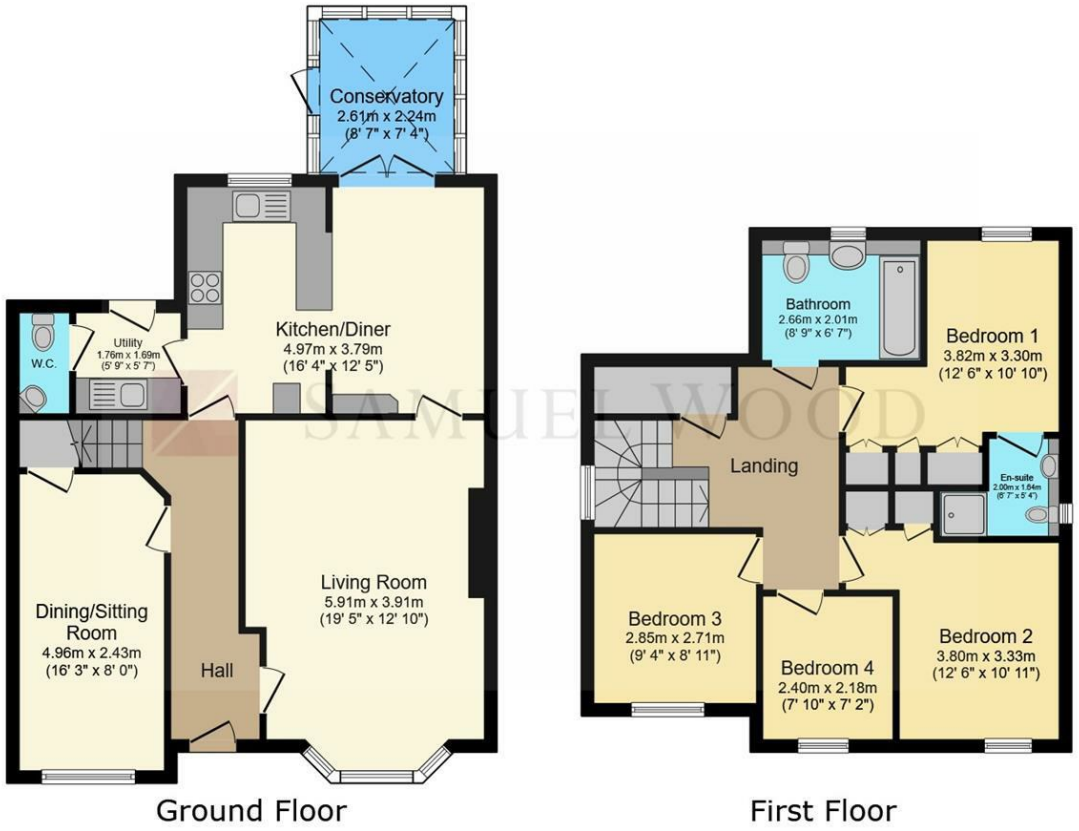
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01588 672 728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Total floor area: 131.6 sq.m. (1,417 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.