

SAMUEL WOOD

4 Coronation Road, Craven Arms, SY7 9RA

Offers Over £180,000



4 Coronation Road

Craven Arms, SY7 9RA

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- Three spacious double bedrooms
- Large living room with patio doors to the garden
- Useful utility/lean-to area
- Extensive low-maintenance rear garden
- Convenient central Craven Arms location
- Semi-detached family home
- Breakfast kitchen with range cooker
- Family bathroom with separate W.C.
- Excellent first-time buyer or investment opportunity
- Viewing highly recommended

Situated in the heart of the popular market town of Craven Arms, this attractive three-bedroom semi-detached home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The property extends to approximately 919 sq ft and enjoys a well-balanced layout designed for modern family living. With a large rear garden, well-proportioned rooms throughout, and excellent access to local amenities, this is a home that offers both comfort and future potential.

Upon entering the property, you are greeted by a generously sized sitting room that provides a bright and inviting space for everyday living. Patio doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and allowing natural light to flood the room. Whether entertaining guests or enjoying a quiet evening at home, this versatile living area is perfectly suited to modern family life.

The spacious breakfast kitchen is a particular feature of the home. Fitted with ample worktop and storage space, it also benefits from a charming range cooker, making it ideal for those who enjoy cooking and family dining. Adjacent to the kitchen is a practical lean-to utility area, providing additional space for laundry appliances and everyday household storage. A sink overlooking the garden offers pleasant views while carrying out daily tasks.

The first floor offers three generously sized bedrooms, each capable of accommodating a double bed and benefiting from built-in storage. The family bathroom is bright and airy, complemented by a separate W.C. For purchasers seeking to personalise the accommodation, there is potential to reconfigure these spaces, subject to the necessary consents and regulations.

One of the property's standout features is its substantial rear garden. Currently laid with astro turf for year-round enjoyment and low maintenance, the space provides excellent opportunities for children to play, outdoor entertaining, or further landscaping. The garden offers scope to create attractive seating areas, patios, or outdoor dining spaces that can capture the sun throughout the day.

Although the property does not have dedicated on-plot parking, residents benefit from eight nearby designated parking spaces as well as additional off-street parking options within close proximity.

This delightful home offers excellent value, generous living space, and scope for future enhancement. Early viewing is strongly recommended to fully appreciate the accommodation, garden, and convenient location on offer.

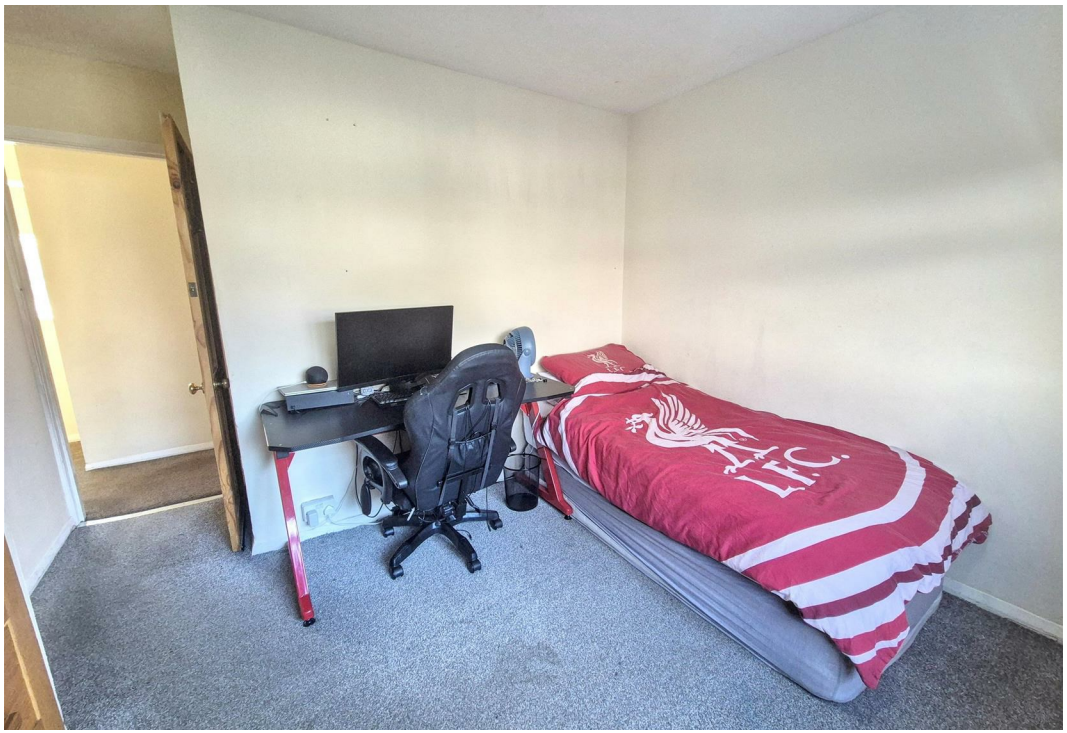






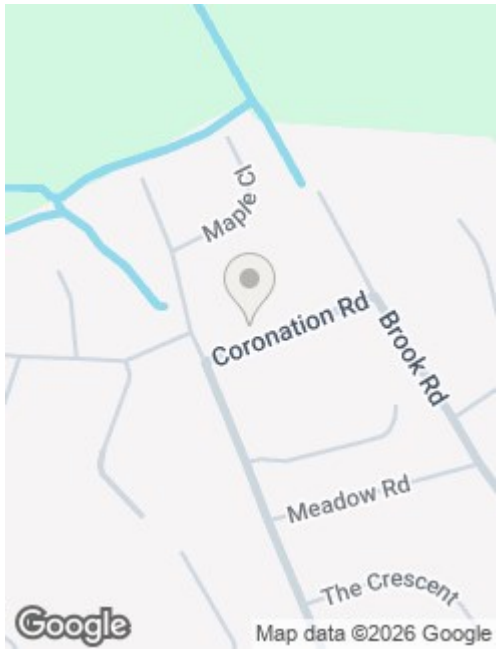





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Directions

Please use the what3words app to locate the property using reference ///things.apprehend.boards this will take you to the front garden of the property.

Services: We understand that the property has gas fired central heating, mains electric, mains water and mains drainage. EPC D

Broadband Speed: Basic 17 Mbps, Superfast 61 Mbps and Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: Freehold
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: D

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

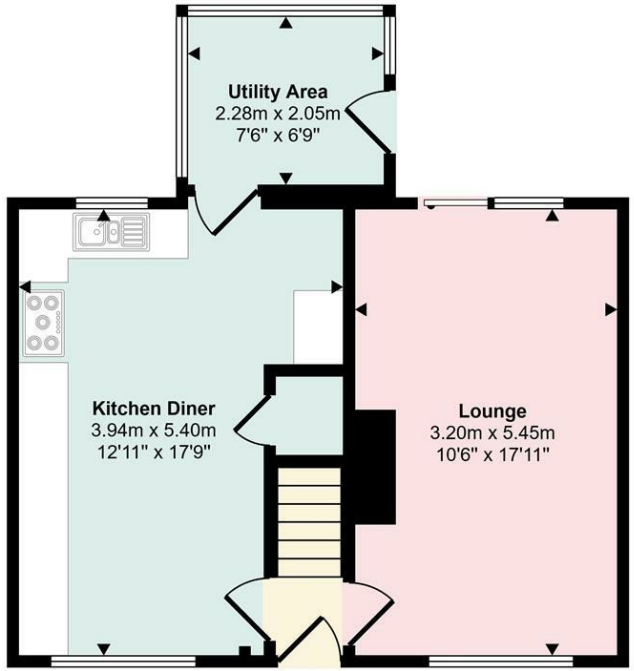
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



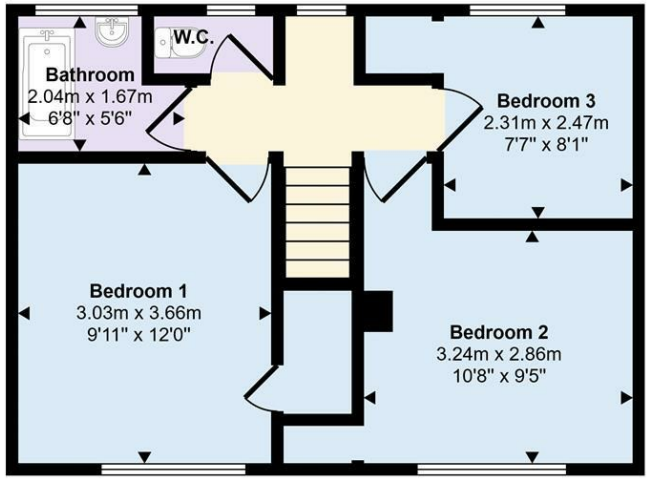


Floor Plans

Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 41 sq m / 437 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.