



SAMUEL WOOD

10 Brook Road, Craven Arms, Shropshire, SY7 9RB

Offers In The Region Of £195,000



10 Brook Road

Craven Arms, Shropshire, SY7 9RB

- 3 cosy bedrooms
- Spacious reception room
- Front and rear gardens
- Close to train station
- Ideal family home
- 1 ground floor bathroom
- Semi-detached house
- Double glazing throughout
- Located in Craven Arms
- Viewing recommended and no onward chain

Located in the charming area of Brook Road, Craven Arms, Shropshire, this wonderful 3 bedroomed semi-detached house offers a perfect blend of comfort and convenience. With two doubles and 1 single bedroom this property is ideal for first time buyers or a growing family looking to make a mark on their first property. Previously a tenanted property it also lends itself as a investment property for the savvy buyer.

The house features a good size ground floor bathroom with shower over the bath, a nice bright sitting room with a good size kitchen diner ensuring that all your daily needs are met with ease. One of the standout features of this property is the ample parking space, accommodating up to four vehicles, which is a rare find in many homes today.

Situated in a peaceful neighbourhood, this residence is close to local amenities, schools, train station and beautiful countryside, making it an excellent choice for those who appreciate both community and nature. Whether you are looking to settle down or invest, this property on Brook Road presents a wonderful opportunity to enjoy a comfortable lifestyle in a convenient setting. Don't miss the chance to make this lovely house your new home.



Entrance Hall

The entrance hall provides a welcoming arrival space with carpeted flooring and neutral walls. It features a staircase with wooden balustrades leading to the first floor and an under-stairs cupboard for additional storage. This area connects smoothly to the sitting room and bathroom on the ground floor, offering practical access to the main parts of the home.

Sitting Room 12'10" x 11'11" (3.91m x 3.63m)

This bright and spacious sitting room features a large window that fills the room with natural light, highlighting the neutral walls and carpeted floor. A classic fireplace with a decorative mantel adds a focal point, complemented by built-in shelving and cupboards to one side, providing useful storage and display space. The room offers a welcoming and comfortable area ideal for relaxing or entertaining.

Dining Kitchen 7'3" x 20'9" (2.20m x 6.32m)

The kitchen is a practical and well-laid out space, elongated in shape with a door leading outside. It is fitted with a good range of white cabinets and wooden countertops, providing ample storage and work surfaces. The kitchen includes an integrated oven and electric hob, with tiled splashbacks around the cooking and sink areas. The flooring throughout is a wood-effect vinyl that adds warmth to the room. Multiple windows and an additional side door ensure the space is bright with plenty of natural light.



Bathroom 8'11" x 8'7" (2.72m x 2.62m)

The bathroom is fully tiled in white, creating a clean and fresh feel. It includes a white bathtub with an electric shower above, alongside a matching toilet and pedestal basin. A small window provides natural light and ventilation, while the flooring is finished with a patterned vinyl that contrasts subtly with the tiles. The bathroom layout is simple and functional.

Bedroom 1 10'9" x 12'7" (3.28m x 3.83m)

Bedroom 1 is a generous double room with neutral decor and carpeted flooring. It benefits from a wide window that fills the room with daylight and a wall lined with built-in wardrobes and cupboards, providing excellent storage options. The room's size and layout allow for versatile furnishing to create a restful personal space.

Bedroom 2 9'7" x 8'6" (2.91m x 2.60m)

Bedroom 2 is a comfortable double room with carpeted floors and neutral walls. It features a large window overlooking the rear of the property which allows plenty of natural light to enter, creating a bright and airy atmosphere. This room offers ample space for double bedroom furniture.

Bedroom 3 7'7" x 9'0" (2.32m x 2.75m)

Bedroom 3 is a smaller room, perfect for use as a single bedroom, nursery, or study. It has a sloped ceiling with a Velux window and a unique circular window, both of which bring in natural light and add character to the space. The room is carpeted and painted in a neutral shade, offering a flexible space to suit various needs.

Front Exterior

The property's exterior is characterised by a spacious front garden mainly laid to lawn, bordered by timber fencing on both sides and a long concrete driveway providing off-road parking. The house is a semi-detached style with a traditional pebble-dash finish and white-framed windows. The front garden is well-maintained and offers a pleasant approach to the home.

Rear Garden

The rear garden includes a section of paved patio leading to a lawned area that is enclosed by wooden fencing, offering a private outdoor space. There is also a garage at the end of the garden, accessible via a concrete driveway that runs alongside the front lawn. The garden provides scope for landscaping or gardening.

Services

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

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps and Ultrafast 950 Mbps





Flood Risk: High (however the property has never flooded to the owners knowledge)

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

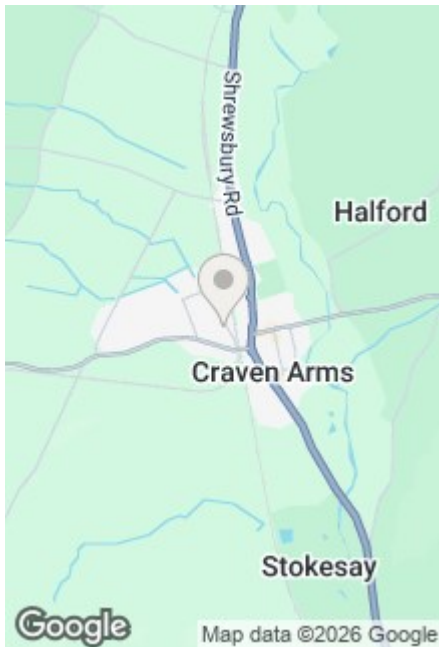
Council Tax Band: B

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.



Directions

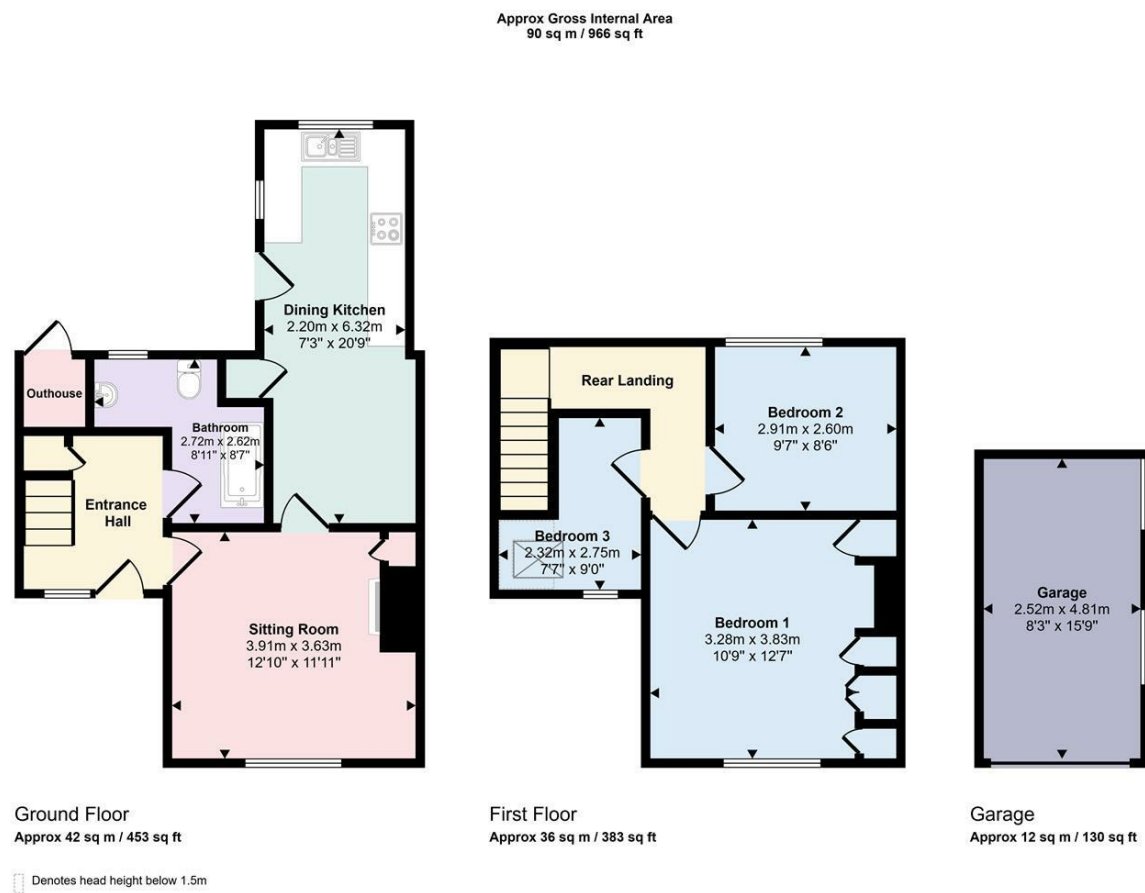
Please use the What3words app to locate the property using [///thing.fabric.mediate](https://www.what3words.com/thing.fabric.mediate) as this will take you to the driveway of the property.







Floor Plans



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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