



SAMUEL WOOD

14 Coronation Road, Craven Arms, SY7 9RA  
Offers In The Region Of £225,000



# 14 Coronation Road

Craven Arms, SY7 9RA



- Lovely Family Home in a Quiet Location
- Close to local Amenities
- Through Lounge
- EPC Band C
- Large Garden
- Local Primary School within walking distance
- Detached Garage
- NO ONWARD CHAIN

If you are looking for a 3 bedroomed semi detached in the charming town of Craven Arms, this house offers a perfect blend of comfort and convenience for families. Spanning an impressive 1,050 square feet, this property, one of the old Police Houses is perfect for you.

Upon entering, you are welcomed into a large lounge diner, providing an inviting space for relaxation and entertaining. The good-sized kitchen, complete with a pantry, is well-equipped for culinary adventures, while the adjoining lobby features a convenient W.C and utility area, enhancing the practicality of the home.

Upstairs, you will find three well-proportioned bedrooms, comprising two doubles and one single, making it suitable for families of all sizes. The family bathroom is thoughtfully designed to cater to your daily needs.

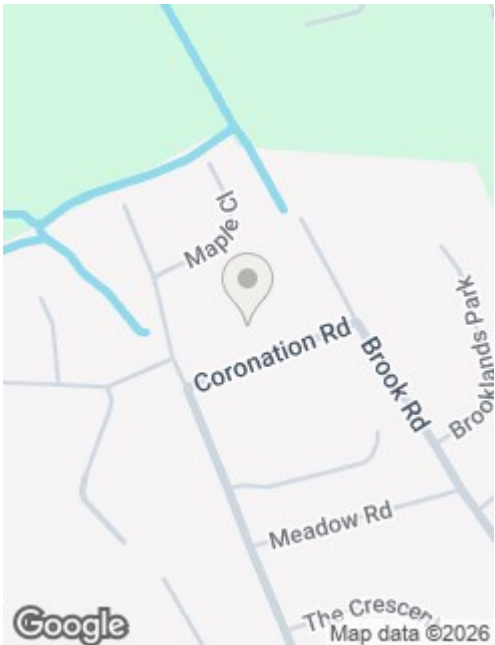
The property is set on a generous plot, featuring a level and secure garden, perfect for children to play safely. Additionally, there is ample parking available for a least two vehicles, ensuring ease of access for you and your guests. A detached Garage is perfect for storage or for vehicles.

Located within close proximity to local amenities, this home is just a stone's throw away from a primary school, a doctors' surgery, Tuffins Supermarket, and the train station, making it an ideal choice for those seeking a community-oriented lifestyle.

This fantastic three-bedroom semi-detached family home in a quiet location is a rare find in popular Craven Arms, offering both comfort and convenience. Don't miss the opportunity to make this lovely property your new home.







## Directions

Please use the what3words app to locate the property using `///dizziness.noise.magnum` This will take you to the drive of the property.

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

Broadband Speed: Basic 17Mbps Superfast 66Mbps & Ultrafast 950Mbps

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: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

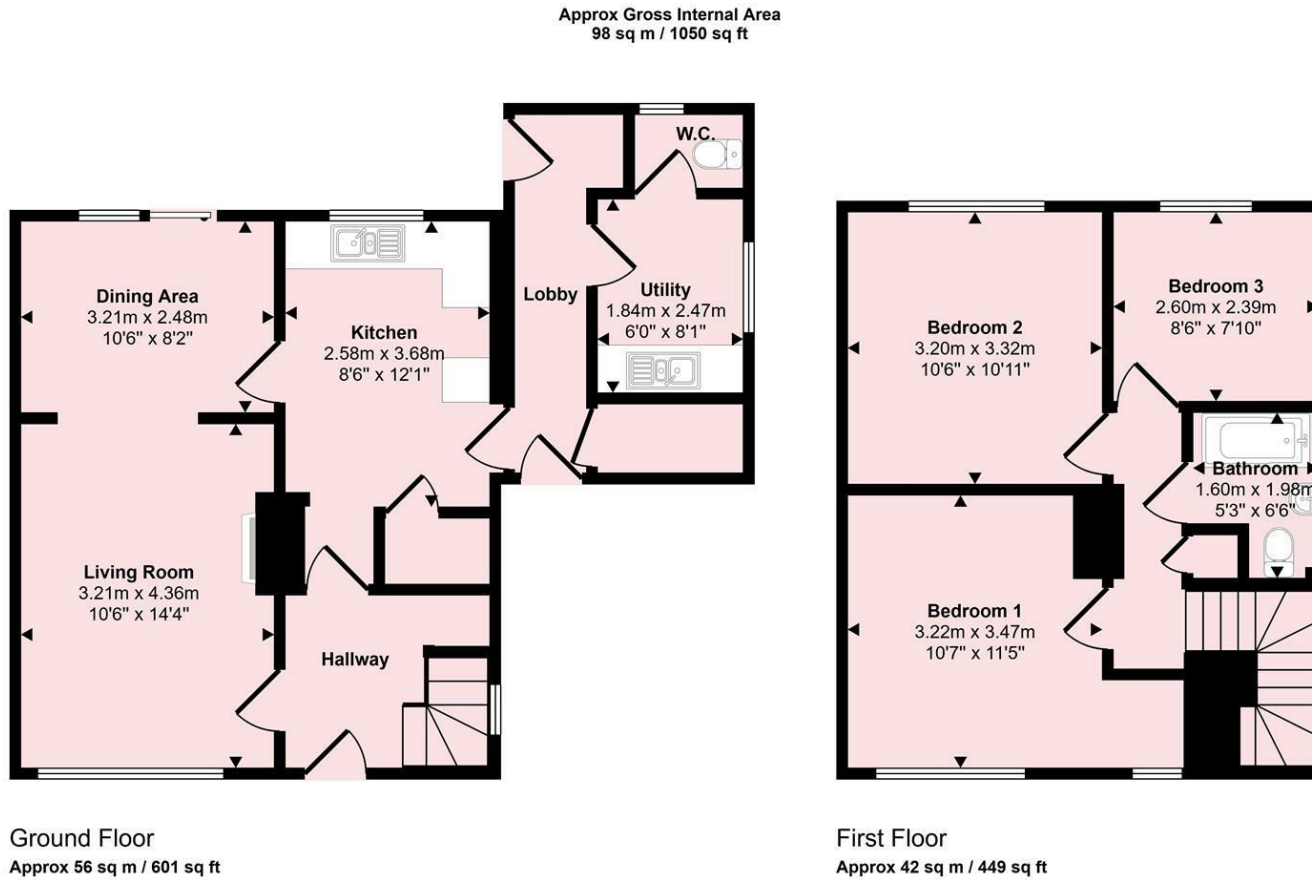
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







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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