



SAMUEL WOOD

The Flat 2 The Square, Clun, Craven Arms, Shropshire, SY7 8JA

£795 PCM



The Flat 2 The Square

Clun, Craven Arms, Shropshire, SY7 8JA



Well presented 2-bed flat with modern kitchen and shower room, generous garden, garage and driveway parking. Oil central heating and woodburner.

Nestled in the charming community, this delightful flat offers a perfect blend of modern comfort and traditional character. The property boasts a spacious reception room, ideal for both relaxation and entertaining, complemented by two well-proportioned bedrooms. The shower room is modern as is the kitchen

One of the standout features of this property is the generous garden, which presents an excellent opportunity for outdoor enjoyment, whether it be gardening, al fresco dining, or simply soaking up the sun. Additionally, the flat includes a garage and driveway parking

The interiors are well presented and benefit from oil central heating and a woodburner, ensuring warmth and comfort during the colder months.

This flat is not just a home; it is a lifestyle choice, offering spacious accommodation in a picturesque setting.





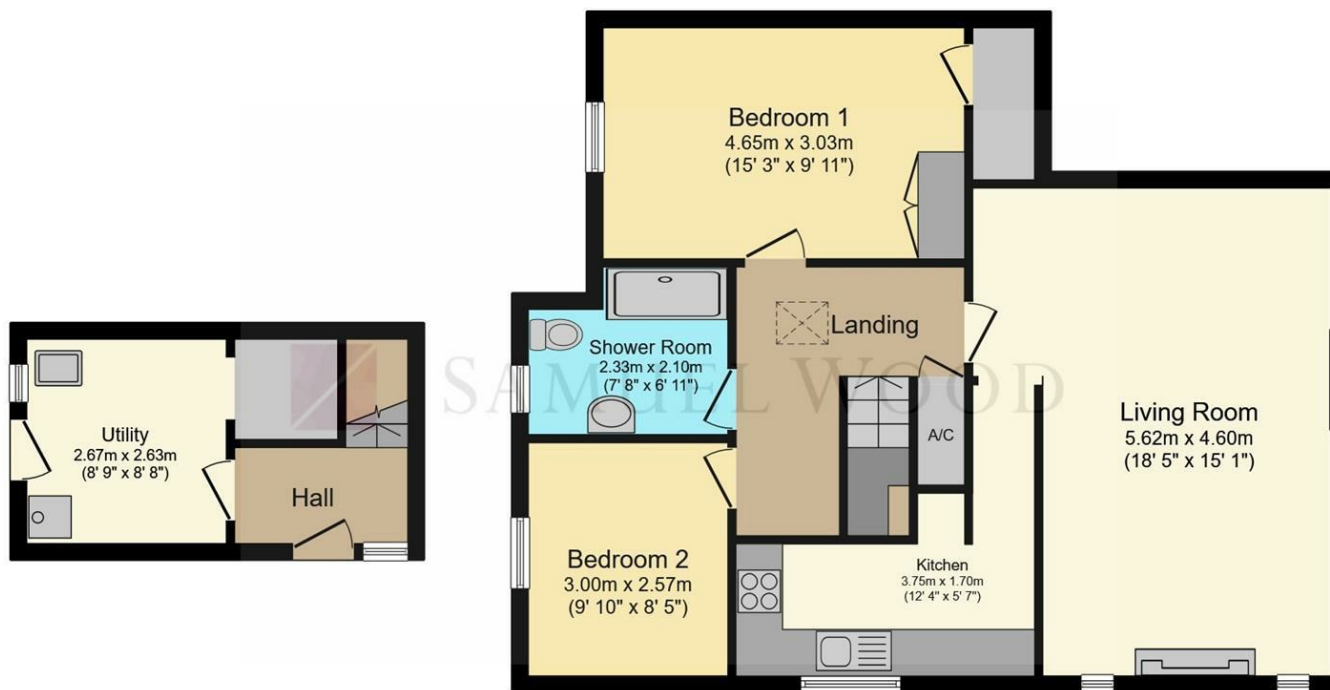


Directions

Available on a min 12 months tenancy
Unfurnished.
No smoking/vaping.
No Pets.
EPC - C
Council Tax Band – A
Utilities mains oil boiler / wood burner, mains electric, mains water, mains drainage
Parking situation – garage, off road parking for 1 vehicle







Ground Floor
Floor area 12.9 sq.m. (139 sq.ft.)

First Floor
Floor area 74.6 sq.m. (803 sq.ft.)

Total floor area: 87.5 sq.m. (942 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk