SAMUEL WOOD

8 St. Johns Crescent, Craven Arms, SY7 9QZ

Offers In The Region Of £210,000

8 St. Johns Crescent

Craven Arms, SY7 9QZ

3 2 1 D

- 3 Bedroom Semi Detached House
- Gas Heating & Double Glazing
- Large Garden
- In Need of Modernisation
- Garage & Drive Parking
- Convenient Location

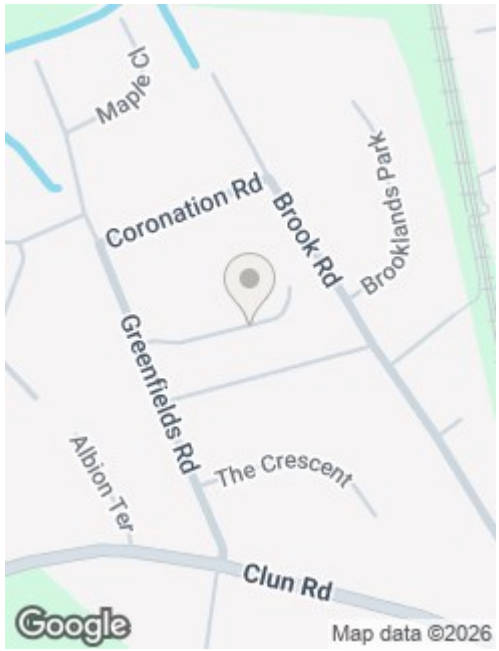
A well-proportioned three-bedroom semi-detached house in need of modernisation, ideally situated in a quiet cul-de-sac within easy reach of Craven Arms town centre. The property offers spacious and versatile accommodation arranged over two floors, together with a generous rear garden, driveway parking and an integral garage.

The property is accessed via a reception porch, which opens into a welcoming reception hallway, to the right is a spacious living/dining room, enjoying a pleasant outlook and featuring an attractive fireplace, creating a focal point to the room and an inviting space for both relaxing and entertaining with a dining area at the back of the room.

The kitchen is fitted with a range of matching base cupboards, wall-mounted units and drawers, providing useful storage and workspace. A door leads through to a utility room, which in turn provides access to the integral garage, benefiting from both light and power.
Also situated on the ground floor is a useful shower room, adding further convenience to the accommodation. From the utility area, there is access to the rear garden, making this particularly practical for day-to-day family living and outdoor entertaining.

A staircase rises to the first-floor landing, where there are three bedrooms. Two of the bedrooms are comfortable double rooms, with the third offering a versatile space suitable for a single bedroom, home office or dressing room. The floor is completed by the family bathroom.

To the front of the property is a garden and driveway providing off-road parking, with gated side access leading through to the rear. The generous rear garden is a particular feature of the property, offering excellent scope for keen gardeners and families alike. A paved patio area immediately adjoining the house provides an ideal space for outdoor dining and entertaining, with the remainder of the garden incorporating a variety of raised beds and greenhouses. At the far end of the garden is a useful range of storage sheds, providing excellent additional storage for garden equipment, tools and outdoor belongings.



Directions

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

Broadband Speed: 18 - 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: B

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.

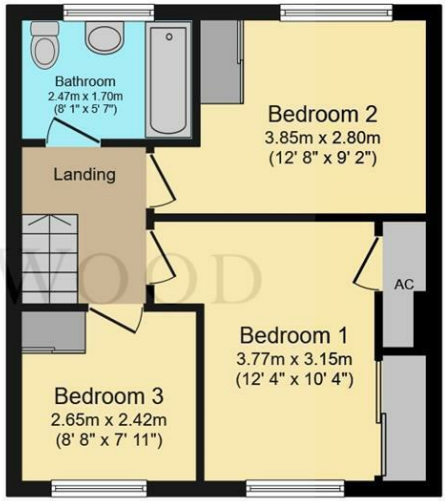
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

Floor Plans

Ground Floor



First Floor

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.