

SAMUEL WOOD

9 Redwood Drive, Aston-On-Clun, Craven Arms, SY7 8EZ

Offers In The Region Of £600,000



9 Redwood Drive

Aston-On-Clun, Craven Arms, SY7 8EZ

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- 5 bedroomed detached executive home
- 3 large living spaces
- Large garden with wonderful views
- Quiet, friendly neighbourhood
- Easy access to transport links
- Breakfast kitchen and utility
- 2 ensuite bathrooms and family bathroom
- Ample parking available and integral garage
- Great local amenities
- Viewing highly recommended

Located in the convenient cul-de-sac of Redwood Drive, Aston-On-Clun, this exquisite five-bedroom detached house is a true gem. Constructed in 2002, the property boasts a generous living space of 2,749 square feet, making it an ideal choice for large families or those seeking multi-generational living arrangements.

The charming village of Aston-On-Clun offers a delightful community atmosphere, complete with stunning views and a range of local amenities. The village hall serves as a hub for social activities, hosting events such as 'Flicks in the Sticks' and a monthly craft and collectables market, fostering a sense of togetherness among residents. Additionally, the nearby village store provides convenient access to everyday essentials. For those seeking further amenities, Craven Arms is just a short distance away, offering supermarkets, petrol stations, and a doctor's surgery. Excellent transport links via train and bus services connect you to larger towns and beyond, making this location both peaceful and practical.

As you enter, you are greeted by three well-appointed reception rooms, including a large living room featuring an open fire and stunning views of the rear garden. The glazed doors leading to the snug create a seamless flow, while the formal dining room provides ample space for entertaining guests. The heart of the home is undoubtedly the breakfast kitchen, which comfortably accommodates an eight-seater dining table, making it perfect for family gatherings. A utility room with direct access to the garden adds to the practicality of this delightful space.

The integral garage, equipped with an up and over door, offers additional storage or parking for two vehicles, while the generous parking area outside can accommodate up to four vehicles.

Upstairs, a spacious landing with a study area leads to five well-proportioned double bedrooms. The main and second bedrooms each boast their own ensuite bath and shower rooms, ensuring convenience and privacy. The family bathroom is equally impressive, featuring a large bath and shower.

The rear garden serves as a peaceful retreat, showcasing fabulous views over neighbouring fields, making it an ideal spot for relaxation. This exceptional home, with its stunning countryside outlook and ample living space, is truly a must-see. We invite you to arrange a viewing to fully appreciate all that this property has to offer.







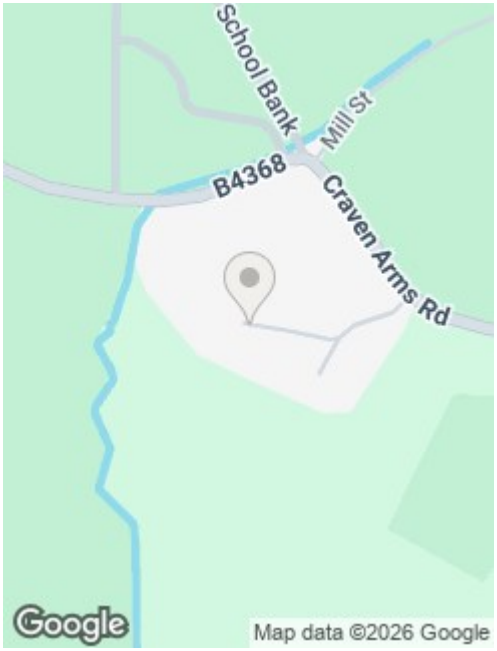












Directions

Please use the what3words app to locate the property using ///printers.guessing.roughest this will take you to the driveway of the property.

Services: We understand that the property has oil fired central heating, mains electric, Solar water heating and 8 Solar photovoltaics with battery storage, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps and Superfast 80 Mbps. (Fibre is available at the property)

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: G

Agent Note: The road leading to the property is not adopted and the residents maintain it.

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.

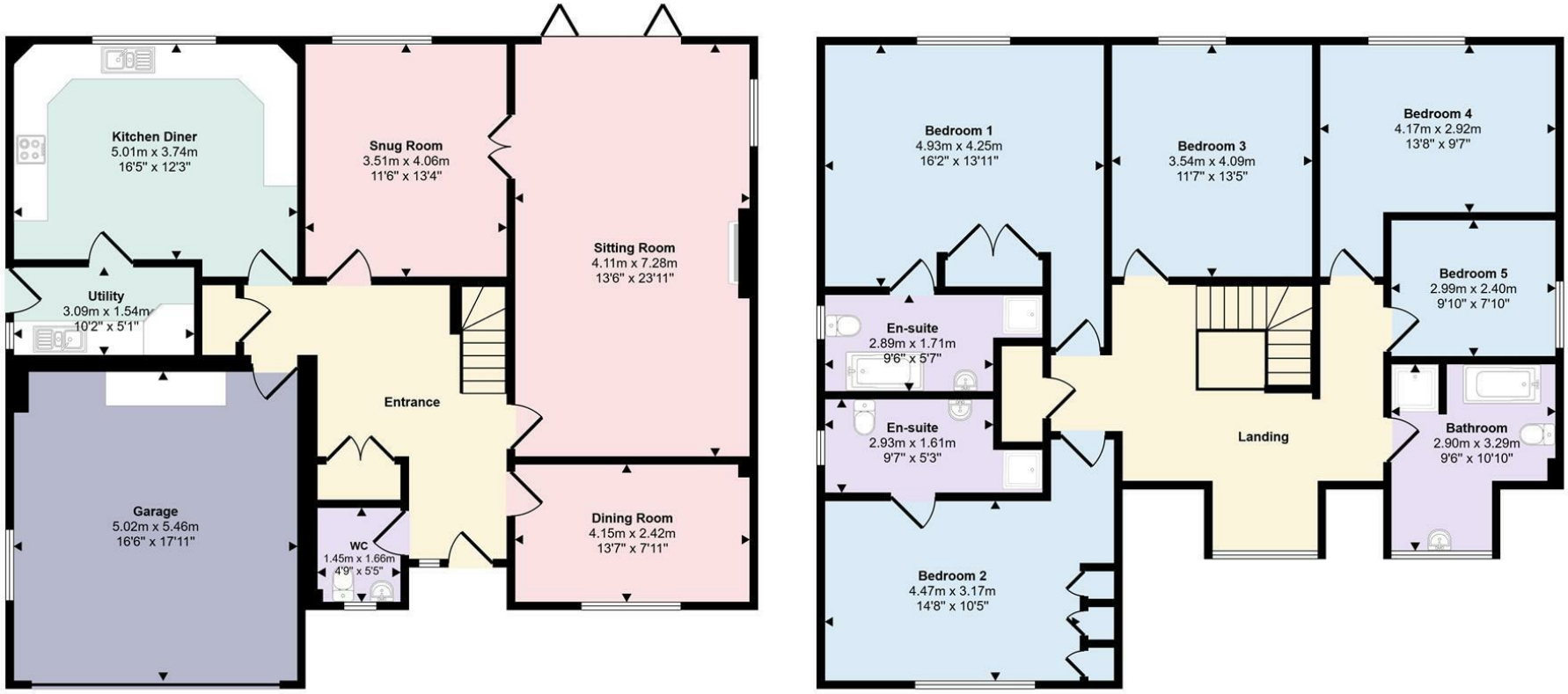
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Floor Plans

Approx Gross Internal Area
255 sq m / 2749 sq ft



Ground Floor
Approx 134 sq m / 1441 sq ft

First Floor
Approx 122 sq m / 1308 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.