



SAMUEL WOOD

28 Brooklands Park, Craven Arms, SY7 9RL

£1,000 Per Month



# 28 Brooklands Park

Craven Arms, SY7 9RL



- Semi-Detached Family Home
- Lounge, Kitchen/Diner
- Garage and Off-Street Parking
- Close Proximity to Local Amenities and Schools
- Three Bedrooms, One Bathroom
- Private Garden with Patio Area
- Located in a Quiet, Residential Area
- EPC Rating D

MANAGED BY SAMUEL WOOD 28 Brooklands Park is a semi-dethatched home located near the centre of Craven Arms, and a just a short walk away from shops and other amenities.

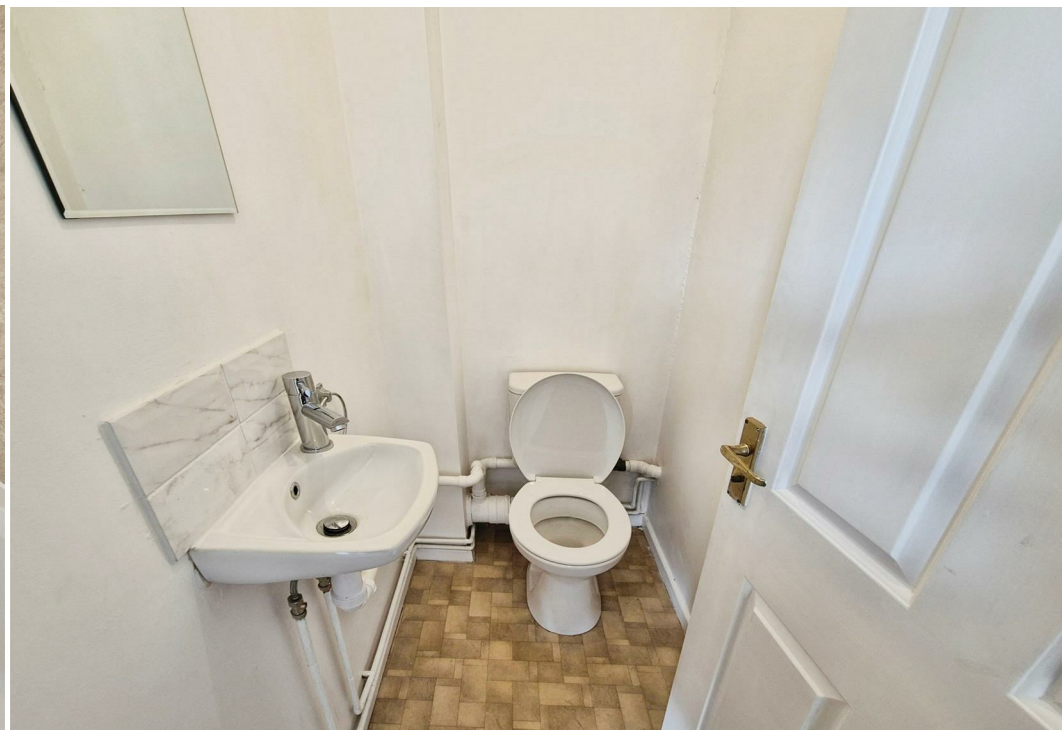
As you step through the front door, you are greeted by a welcoming entrance porch, leading into a good sized lounge featuring a large bow bay window that provides an abundance of natural light. This space is perfect for family gatherings and entertaining guests. The generous kitchen/diner boasts fitted units with planned space for appliances and dining table and chairs. Adjacent is the cloakroom with a W.C and wash basin.

The property offers three bedrooms, each designed around a central landing. Bedroom two includes a built-in wardrobe, all bedrooms are serviced by house bathroom with a suite comprising panelled bath with shower over, pedestal wash hand basin and W.C.

The private garden features a well-maintained lawn, mature shrubs, herbaceous and floral borders with a patio area perfect for outdoor dining and relaxation. This space offers ample room for outdoor activities with access to the detached single garage and area laid to lawn to the front. Ample off-street parking provides convenience and security for several vehicles.





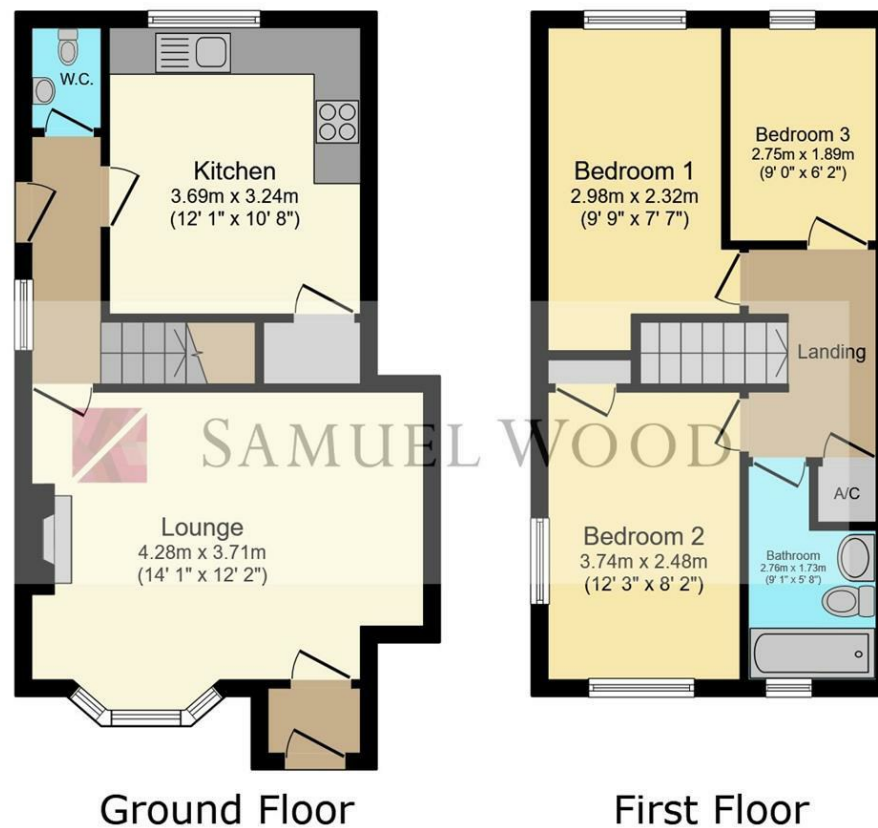


## Directions

Available on a min 12 months tenancy  
 Unfurnished.  
 No smoking/vaping.  
 Pets considered  
 EPC - D  
 Council Tax Band – C  
 Utilities; mains gas, mains electric, mains water, mains drainage  
 Parking situation – Off road parking







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](http://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

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