



SAMUEL WOOD

6 Greenyard, Munslow, Craven Arms, Shropshire, SY7 9EX

Asking Price £225,000





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This 3 bedroom semi-detached house sits in a lovely rural setting on the edge of the village with fantastic rural views to both front and rear elevations. Outside the property enjoys enclosed gardens to both front and rear, driveway parking and garage. Accommodation in need of upgrading and improvements benefits from upvc double glazing and electric heating to include Reception Hall, Living Room, Kitchen, Dining Room, First Floor Landing, 3 Bedrooms and Bathroom. EPC Rating - E



- 3 Bedroom Semi-Detached House
- Lovely Rural Setting
- Fine countryside views to both front and rear elevations
- Gardens front and rear
- Garage and Driveway Parking
- Accommodation in need of upgrading

Munslow is a popular South Shropshire village sitting in beautiful Corvedale countryside.

Front door opens into

### Reception Hall

### Living Room 17'8" x 10'7" (5.40m x 3.23m)

Having windows to front and rear elevations. From both windows a lovely view over Shropshire countryside can be enjoyed. There is feature fireplace and coving.

### Kitchen 10'4" x 9'10" (3.16m x 3.00m)

Having window to frontage with these lovely views and is fitted with a range of base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a stainless steel sink unit, planned space for cooker and fridge freezer and door into under stairs storage cupboard

### Dining Room 9'10" x 6'11" (3.00m x 2.11m)

Having opening to a Utility Area, with space and plumbing for washing machine, room for a dryer. Out of the dining room glazed doors and window open into

### Rear Conservatory 8'10" x 8'10" (2.70m x 2.70m)

Being of upvc construction with polycarbonate roof and enjoys these fantastic views

### First Floor Landing

Having window to rear with these fine far reaching views

### Bedroom 1 11'9" x 10'0" (3.60m x 3.05m)

Having window to frontage with open aspect, range of fitted bedroom furniture and door into airing cupboard housing the hot water cylinder and shelf

### Bedroom 2 11'10" x 10'6" (3.62m x 3.22m)

Having window to frontage and fitted wardrobe

### Bedroom 3 8'0" x 7'4" (2.46m x 2.26m)

Having window to rear enjoying these fine far reaching views and fitted wardrobe cupboard

### Bathroom 9'11" (3.03m)

Having 2 windows to rear with frosted glass, suite of wc, pedestal wash hand basin and panelled corner bath with seat and shower over.

### Outside

The property sits in a lovely edge of village location with fine open countryside to both front and rear elevations. The front garden is enclosed with lawn and borders and double gates lead onto a tarmac driveway. Off here an up and over door leads into the property's garage which has window and door to rear garden. The rear garden is enclosed by boarded fencing to both side elevations and a low wall at the bottom of the garden taking in this fantastic rural outlook across Shropshire countryside. The garden is mainly laid to lawn with gravelled section, borders, greenhouse and trellis work with climbing rose.

### Services

Mains electricity, mains water, mains drainage, electric heating where listed, windows are double glazed, telephone to BT regulations.

### Tenure

The Property is Freehold

### Local Authority

Shropshire Council

### Council Tax

Band B

### Directions

As you come into Munslow, turn left at The War Memorial, following this road around bearing right at a 90 degree bend and after a short distance the turning into Greenyard will be seen on the right hand side. The property is the third to last house down the street.

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

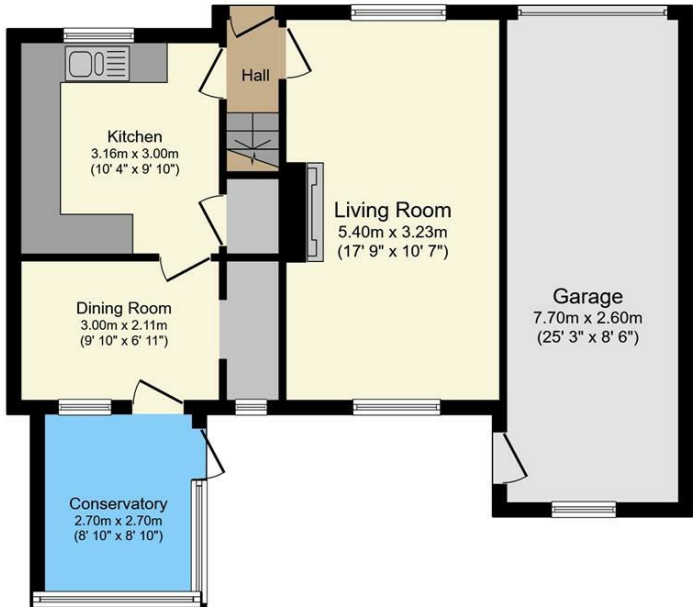
For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referrals

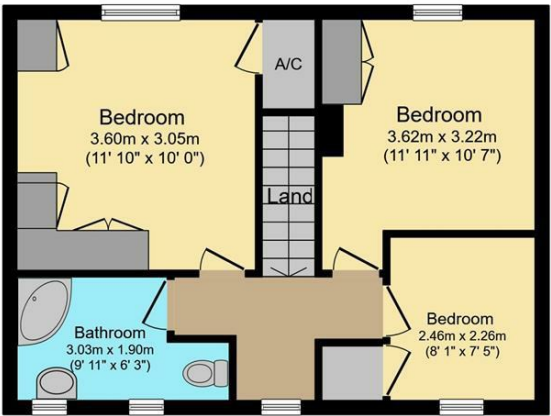
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Floor Plans



Ground Floor



First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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