



SAMUEL WOOD

Meadow Barn Halford, Craven Arms, SY7 9JG
Offers In The Region Of £335,000



This 3 Bedroom end of terrace barn conversion is located on the outskirts of Craven Arms, benefitting from electric heating the property has accommodation to include Reception Hall, WC, Kitchen Breakfast Room, Dining Room, Sitting Room, 3 Double Bedrooms, Bathroom and gardens front and rear. EPC on order

Reception Hall

A large room with wall mounted heater, window to frontage and door to rear porch.

WC

With WC and wash hand basin, window to rear elevation

Kitchen Breakfast Room

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs, 1.5 bowl sink drainer unit, integrated 4 ring hob with extractor above, integrated fridge freezer, in here you will also find the LPG Gas fired boiler for heating hot water. There is also a good sized dining area, windows to front and rear elevations.

Dining Room

Having wall mounted electric heater and window to front and rear elevations

Living Room

Having feature fireplace with wood burning stove fitted, windows to front and rear elevation

First Floor Landing

With wall mounted electric heater, door into airing cupboard with shelving fitted and an area which would be an ideal use for a study. windows to rear elevation.

Bedroom 1

Having wall mounted electric heater, windows to front and rear elevation.

Bedroom 2

Having wall mounted electric heater and windows to front elevation

Bedroom 3

Having fitted wardrobe, wall mounted electric heater and window to frontage

Bathroom

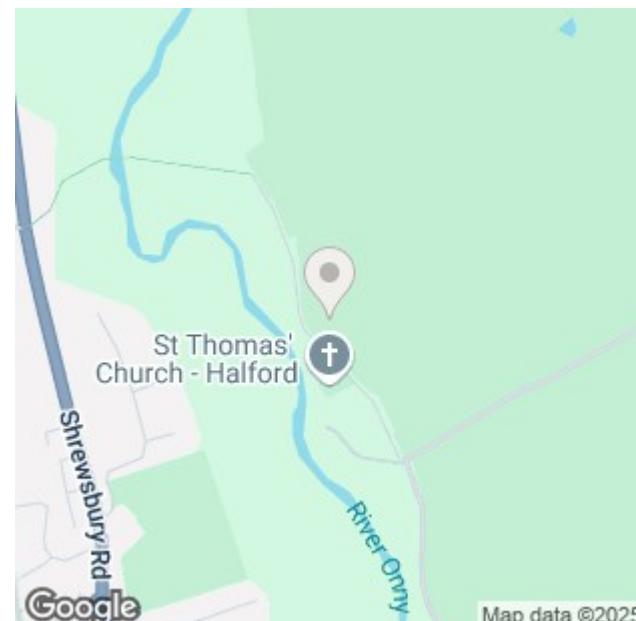
Having WC, pedestal wash hand basin, bath and separate shower unit, heated towel rail and window to rear elevation.

Outside

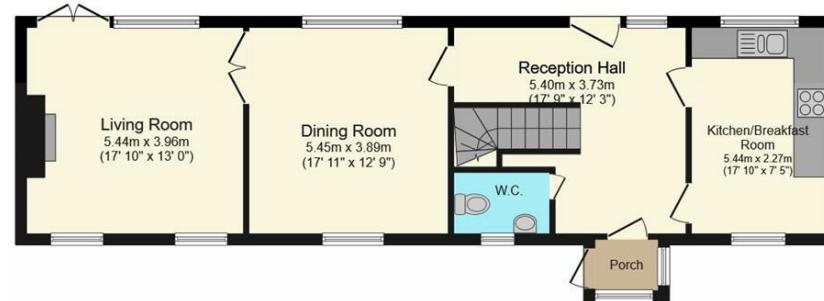
At the front of the property there is driveway parking for 2 cars, a gateway then leads to the front garden which has a gravelled pathway to the front door, the rest is laid to lawn with a range of mature shrubs. The rear courtyard garden is very private and would be ideal for summer dining.

Services

Mains electricity, water



Floor Plans



Ground Floor **SAMUEL WOOD**



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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