



SAMUEL WOOD



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31 Brooklands Park, Craven Arms, Shropshire, SY7 9RL  
Offers In The Region Of £250,000



# 3 | Brooklands Park

Craven Arms, Shropshire, SY7 9RL



- Convenient Location
- Enclosed Rear Garden
- Quiet Cul-De-Sac Location
- Garage & Ample Off-Road Parking
- Three Bedrooms
- No Upward Chain

Samuel Wood are delighted to bring this three bedroom family home to the market. Located in a quiet cul-de-sac location on the fringe of the market town of Craven Arms, an Area of Outstanding Natural Beauty. The property benefits from private driveway parking for several vehicles with a detached garage and a well maintained enclosed rear garden.

Nearby amenities include a primary school, local independent shops, large supermarket, café's, take-away restaurants, doctors surgery and mainline railway station with good road access to the Welsh borders, North to the County Town of Shrewsbury or South on the A49 to popular historic market town of Ludlow.

The property is well presented and offers options for sole personal domestic use, or as investment as a rental opportunity. Viewing is essential by appointment with Samuel Wood. EPC Rating 'D'.



Tucked away in this popular residential area in Craven Arms, the accommodation benefiting from gas-fired heating and uPVC double glazing is recommended for a viewing and briefly includes; Covered Reception Porch, Reception Hallway, Cloakroom, Kitchen / Diner, Sitting Room, First Floor Landing with 3 Bedrooms and Bathroom.

## Enclosed Porch

Front door which opens into Hall, stairs rise to first floor, a door leads to

## Sitting Room 14'9" x 13'1" (4.50 x 4.00)

Having internal door from Reception Hall, large double glazed bow window to front aspect and laminate wood flooring. An internal door leads to

## Kitchen 12'9" x 12'5" (3.90 x 3.80)

This good sized, well fitted kitchen has a window to rear aspect, nicely fitted with a modern range of matching units with wood effect work surfaces inset with stainless steel sink unit with mixer tap. Having planned space for cooker with space and plumbing for washing machine and dish washer and further space for appliances, with tiled splashbacks and vinyl flooring. A door leads to

## Rear Porch / Cloakroom

With a useful storage area, a door to side garden and door leading to cloakroom consisting of W.C. and wash hand basin in white.



### First Floor Landing

From the landing, access to all bedrooms and family bathroom, with airing cupboard housing the Worcester boiler.

### Bedroom 1 14'5" x 9'10" (4.40 x 3.00)

Has window to rear elevation and fitted wardrobe / cupboard with sliding mirror doors and hanging rail with shelf.

### Bedroom 2

Has window to front aspect and fitted carpet.

### Bedroom 3 9'6" x 6'6" (2.90 x 2.00)

Has window overlooking front garden and carpeted flooring.

### Family Bathroom 6'10" x 5'10" (2.10 x 1.79)

Has a suite in white of W.C., pedestal wash hand basin, panel bath with shower over, glazed screen and tiled walls, vinyl flooring and window with privacy glass over side elevation.

### Outside

The property is approached via tarmac driveway with parking for several vehicles, a small path leads to front door and double gates lead to side and rear garden. The good sized front garden is largely laid to lawn with paving abutting house. The side driveway leads to a rear garden, laid to lawn enclosed with fencing and herbaceous borders. A patio area abuts the property and driveway leads to

### Garage 17'8" x 7'10" (5.40 x 2.40)

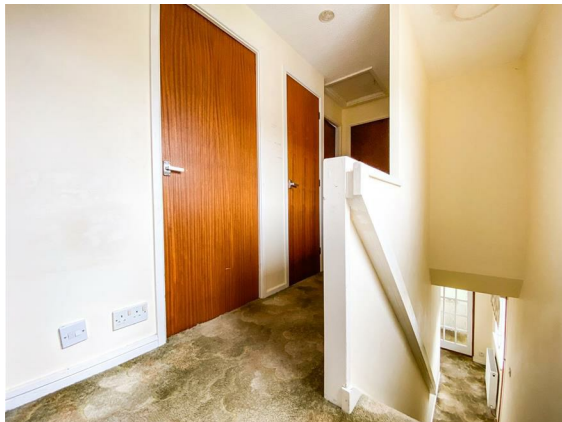
Having power and lighting with up-and-over garage door with service door to rear.

### Services Connected to the Property

We understand that mains water, electricity and drainage are connected. With recently installed gas-fired central heating and Worcester boiler. Telephone and Broadband to BT regulations, estimated Broadband speed is Basic - 17 Mbps, Superfast - 80 Mbps. Windows and doors are double glazed.

### Tenure

We understand that the tenure is Freehold.





### Local Authority

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire  
SY2 6ND.  
Tel: 0345 6789000

Council Tax Band: C

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

### Referral Fees

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

Contact the Craven Arms Office on Tel: 01588 672728  
Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)



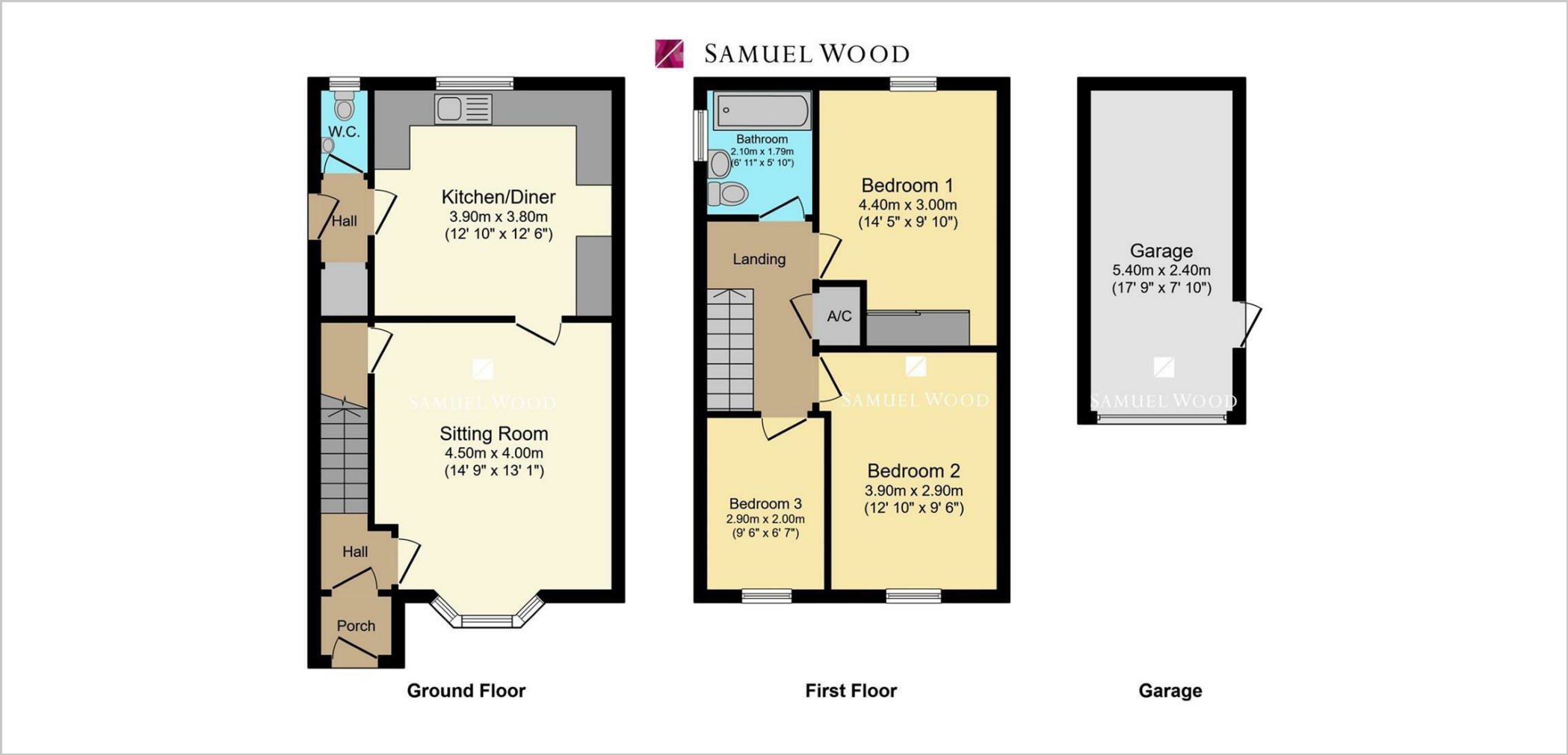
### Directions

From the Samuel Wood Office in Craven Arms, join the A49 from the roundabout and take the first exit, at the next roundabout take the 3rd exit onto Clun Road, continue for 400 yards turning on the right onto Brook Road, turn right onto Brooklands Park and the property is 100 yards on the right hand side identified by the agents For Sale board.









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.