



SAMUEL WOOD

16 Coppice Drive, Craven Arms, Shropshire, SY7 9RQ

Offers Around £395,000





# 16 Coppice Drive

Craven Arms, Shropshire, SY7 9RQ



- 3 Double bedroom detached bungalow
- Popular area in the town
- Corner and good sized plot
- Double glazing and gas central heating
- Excellent driveway parking and garage

This extremely spacious 3 double bedroom detached bungalow sits in a corner spot in a cul-de-sac of similar bungalows in a popular residential area. Outside the property has a good sized garden, excellent driveway parking and a garage whilst accommodation benefiting from double glazing and gas fired heating briefly includes reception porch, reception hall, cloakroom, living room, dining room, kitchen/breakfast room, 3 double bedrooms, ensuite shower room and house bathroom. No onward chain.



## Front door opens into

### Reception Porch

With windows to frontage, glazed door with matching side panel into

### Reception Hallway

Having access to roof space, linen cupboard with shelves and coat cupboard with hanging rail.

### Cloakroom 9'1" x 5'5" (2.79m x 1.67)

With window to front side, tiled floor and modern suite in white of wc and wash hand basin.

### Living Room 17'5" x 15'1" (5.33m x 4.60m)

Has a large bay window to front elevation, feature fireplace with marble surround and gas fire, display alcove to side. Archway through into

### Dining Room 10'9" x 8'3" (3.30m x 2.54m)

Having double sliding doors to rear garden





### **Kitchen 15'10" x 8'3" (4.83m x 2.52m)**

Having door and window to rear elevation, nicely fitted with a modern range of matching units with white fronts, heat resistance work surfaces, tiled splashbacks, stainless steel sink unit, gas hob with extractor positioned above and opposite is a double oven. Room for fridge freezer, washing machine.

### **Bedroom 1 12'3" x 7'4" (3.75m x 2.25m)**

Has window to front elevation with deep sill, fitted wardrobe cupboard with hanging rail and shelf.

### **En-suite shower room**

Having window to frontage, suite in white of wc, pedestal wash hand basin, show cubical with shower fitted and tiled splashbacks

### **Bedroom 2 12'9" x 9'10" (3.89m x 3.01m)**

Having window overlooking rear garden

### **Bedroom 3 9'7" x 9'6" (2.93m x 2.90m)**

Has window overlooking rear garden

### **Bathroom**

Has window to side and a modern suite in white of wc, pedestal wash hand basin and paneled bath

### **Outside**

The property enjoys a corner plot location in this desirable residential cul-de-sac. There is excellent driveway parking an up and over door into a garage having door and window to rear elevation. Also housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. The front garden with the property is open plan laid to lawn with a selection of shrubs. Slabbed pathway and gate then leads to the rear garden which is a good size and is a flat and level garden directly nearest the house there is a paved seating area, selection of shrubs and borders, lawned garden, large willow tree in the corner of plot with a composting area and a garden shed.

### **Services:**

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators, telephone to BT regulations and windows are double glazed.





### 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

### Local Authority:

Shropshire Council

### Tenure:

The property is freeshold

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.



### Directions











Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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