



SAMUEL WOOD



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3 Chapel Road, Clungunford, Craven Arms, Shropshire, SY7 0PP

Offers In The Region Of £285,000







## 3 Chapel Road

Clungunford, Craven Arms, Shropshire, SY7 0PP



- Charming Village Location
- Enclosed and Established Rear Garden
- Very Well Presented Semi-Detached Property
- Off Road Parking
- Two Reception Rooms, Three Bedrooms
- EPC Rating 'D'

Tucked away in the idyllic village of Clungunford, this enchanting residence at 3 Chapel Road offers a serene retreat amidst the picturesque Shropshire countryside. Set within the heart of Clungunford, offering tranquility and easy access to nearby amenities, the property boasts classic architecture and timeless appeal, this residence embodies a blend of traditional aesthetics with modern comfort.

Clungunford offers a friendly community atmosphere with a village hall and church, enjoy leisurely walks through the countryside, or take a short drive to explore the nearby town of Craven Arms, with access to further amenities including a supermarket, butcher, hair salon, cafe's, public houses, take away restaurants and essential services.

This property harmoniously blends classic design with modern comfort, offering a peaceful retreat in the heart of the countryside.

As you step through the door, you are welcomed by generously proportioned rooms, this home provides ample space for both relaxation and entertainment, catering to various lifestyle needs. Having been sympathetically extended, the property features, two reception rooms, each flooded with natural light. A central chimney breast opens into two rooms, featuring a delightful double sided wood burning stove. French Doors lead to the conservatory and rear garden.

A modern kitchen equipped with various built-in appliances, including raised height oven and inset gas hob provides a perfect space for entertaining family and friends. A useful utility room provides further space for appliances with secondary access to the conservatory, and a W.C. with shower to the ground floor.

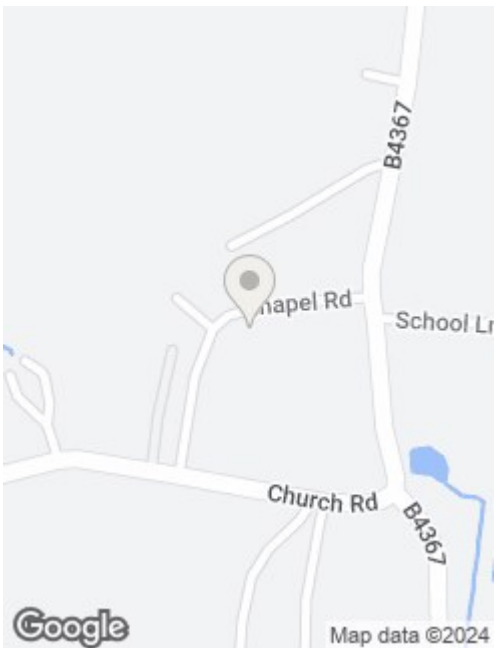
Ascend from the hallway to the first floor, you will find a stylish bathroom, designed for relaxation. Three bedrooms provide a restful retreat and adaptable living spaces, this home offers flexibility and comfort.











## Directions

From Craven Arms take the Clun Road (B4368) for approximately 1.5 miles, then take the B4367 as signposted for Clungunford. As you enter Clungunford take the right turning onto Chapel Road, the property will be on your left hand side. Further parking can be found at Clungunford Village Hall.

Services: We understand that the property has oil-fired central heating, LPG gas to kitchen hob, mains electricity, mains water and private drainage.

Broadband Speed: Basic 8 Mbps, Superfast: 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:  
Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire  
SY2 6ND.  
Tel. 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: 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.

To appreciate the unique charm and character of 3 Chapel Road, we highly recommend arranging a viewing.













**Ground Floor**



**First Floor**

Total floor area 112.5 m<sup>2</sup> (1,211 sq.ft.) approx

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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