



SAMUEL WOOD

11 Brooklands Park, Craven Arms, Shropshire, SY7 9RL
Offers In The Region Of £165,000



****RECENTLY REDUCED**** This pleasant 3 bedroom terraced home sits on a cul-de-sac of similar properties within easy reach of the town's facilities. Outside the property has open plan lawn and pathway to the property, enclosed rear garden and garage to the rear. EPC D

- Three bedrooms, two double, one single
- Popular Town of Craven Arms
- Electric heating and double glazing
- Enclosed garden
- Garage and parking

Enclosed Porch

A storage cupboard and double glazed front door in white opening to

Reception/Hallway

with laminate flooring, Economy 7 SunHouse storage heater through paned clear glass door in white

Living Room

The living room sits at the front of the property, with hard flooring, feature fireplace and double glazed window to front aspect into

Kitchen

with tiled floor, range of matching units which include base cupboards, wall cupboards and drawers, heat resistant work surfaces, built-in raised electric oven, ceramic electric hob with extractor fan above, modern sink with tiled splashbacks and window overlooking rear garden. Space and plumbing for dishwasher, washing machine with space for fridge freezer. A double glazed window and door leading to patio and rear garden.

First Floor Landing

having access to roof space, door to airing cupboard and Economy 7 SunHouse storage heater.

Bedroom 1

having window to front elevation overlooking the front lawn.

Bedroom 2

has large window to rear elevation overlooking the rear garden.

Bedroom 3

has storage cupboard and window to front elevation overlooking front lawn.

Outside

Enclosed, well kept garden with patio slabs, water feature and slate decorative stone, shed with kennel.

House Bathroom

has window to rear elevation and a suite in peach of wash hand basin and panel bath with shower over.

WC

separate WC in peach

Local Authority

Shropshire County Council

Services

Mains electricity, mains water, mains drainage, electric heating in the property along with double glazed UPVC windows and external doors in white. Telephone line to British Telecom regulations.

Viewings

Strictly by appointment with the Craven Arms Office on 01588 672728 or email cravenarms@samuelwood.co.uk

Or WhatsApp 07716 211480

For Out of Office Enquiries, please phone Andy Price on 07942 186235

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.

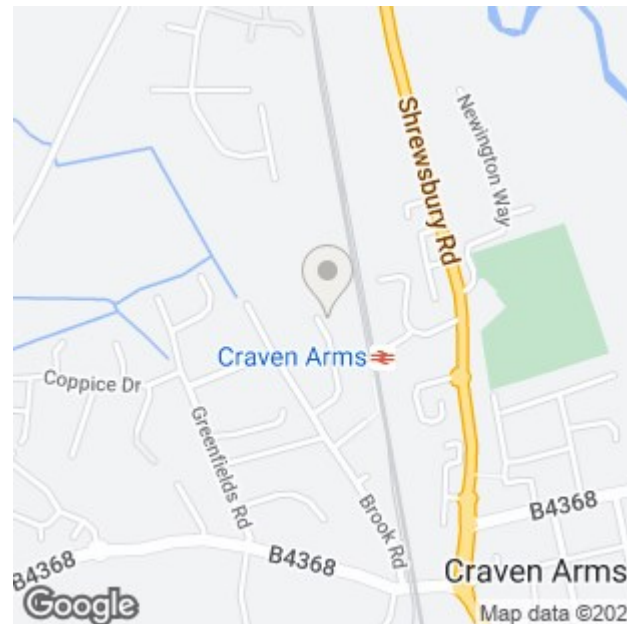
Tenure

We understand that the property is Freehold.

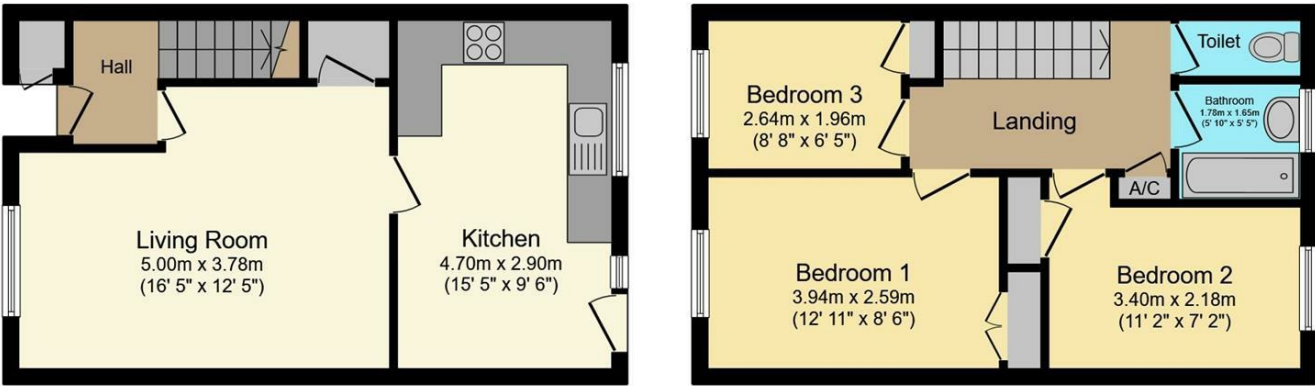
Council Tax Band: B

Mortgage and Financial Services

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



Floor Plans



Ground Floor

First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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