



SAMUEL WOOD

38 Brooklands Park, Craven Arms, Shropshire, SY7 9RL

Guide Price £172,000



This spacious 2 bedroom semi-detached bungalow is within a stones throw of Craven Arms town centre. Outside the property has a level plot to include driveway parking for up to 3 cars, Garage and an enclosed rear garden. Accommodation which benefits from upvc double glazing and electric heating includes: Reception Hall, large Lounge/Dining Room, Kitchen, Inner Hallway, 2 good sized Bedrooms and Conservatory. No onward chain.
EPC Rating - D

Upvc double glazed door opens into

Reception Hall

Kitchen

With windows to front and side elevations, tiled floor, range of matching units with base cupboards, wall cupboards, heat resistant work surfaces, stainless steel sink unit, space for cooker, washing machine and fridge.

Living/Dining Room

With bay window to the front and 2 wall mounted night storage heaters

Bedroom 1

With wall mounted night storage heater and sliding double doors into

Conservatory

Being of upvc construction, door and windows to rear garden

Bedroom 2

With window to rear elevation and wall mounted night storage heater

Bathroom

Having recently been refitted to include WC, pedestal wash hand basin and bath in suite of white, shower over with screen fitted, tiled splash backs and door into airing cupboard housing the factory insulated hot water cylinder and shelves. Window to side elevation.

Outside

The property is approached onto a tarmac driveway which leads down the side of the property and provides parking comfortably for 3 vehicles. Up and over door into Garage with power and lighting fitted. There is an open plan front garden which is gravelled. The rear garden is enclosed by high board fencing, paved seating areas off the conservatory and an enclosed lawned area with picket style fencing and is in the main laid to lawn. Sitting at the back of the garage is a further paved area.

Services

Mains electricity, mains water, mains drainage, electric heating where listed, telephone to BT regulations. Windows are Upvc double glazing

Tenure

The tenure is freehold.

Directions

From the centre of Craven Arms, take the B4368 Clun Road. Continue for a short distance and turn right into Greenfields Road, then the second right into Meadow Road. At the T junction turn left and right into Brooklands Park. Follow the road to the left and the property will be found on your right hand side.

To View This Property

Viewings are strictly by appointment with Samuel Wood on 01588 672728.

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing, financial and other services which we feel might benefit you. We may receive fees from them as declared in our Referral Fees Disclosure Form, which is available on our website or from our Sales Team on request. It is your decision whether you choose to deal with these companies



Floor Plans



Floor Plan

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.