



SAMUEL WOOD



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20 Maple Close, Craven Arms, Shropshire, SY7 9RJ

Offers In The Region Of £245,000



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- Quiet, Cul-De-Sac Location
- Attached Garage
- Well Presented with Three Bedrooms
- Near Town Centre
- Off-Street Parking
- Excellent Road and Rail Connections

Welcome to 20 Maple Close, a delightful family home situated in a sought-after residential neighbourhood of similar properties in Craven Arms. Sitting on a popular quiet cul-de-sac, this home offers a comfortable and convenient living space with equally as appealing outdoor space.

The property itself is a well-maintained semi-detached property with a modern design and attractive curb appeal. It features a convenient driveway with spaces for two vehicles, to the rear garden you will find a neatly manicured lawn with herbaceous and floral borders to add to its overall appeal.

Having been extended by the current owner, the accommodation provides three well-proportioned bedrooms with attached garage. Conveniently located near to the town centre, local amenities include a primary school, community centre, gym, church, public houses, large supermarket, post office, medical practice, petrol stations, independent local shops, cafes and a hair salon.

No. 20 Maple Close presents an excellent opportunity for those seeking a peaceful and well-connected place to call home, or an investment opportunity from rental income. Viewing is highly recommended by appointment with Samuel Wood, available with no onward chain, EPC D.



Accommodation briefly comprises of: Entrance Porch, Living Room, Kitchen / Diner, Utility Room, 3 Bedrooms and House Bathroom. Described on more detail as follows:

Reception Porch

Upon entering the property, you are greeted by a welcoming porch with double-glazed uPVC front door and window to side. With tiled flooring, a double glazed uPVC door with opaque glass leads into

Living Room 15'3" x 12'9" (4.66 x 3.89)

A good sized living room, perfect for relaxation and entertainment. With ceiling coving, centre ceiling light, a feature fireplace inset with gas fire, a large window to the front allowing plenty of natural light into the room, stairs rise to first floor.

Kitchen / Diner 12'9" x 8'9" (3.89 x 2.68)

A well appointed traditional kitchen, with fitted base units, wall units and drawers with heat resistant work surfaces inset 1.5 bowl sink with mixer filler. Having tiled splashbacks, a double-glazed window overlooking rear garden, planned space for cooker, space for appliances, space for dining table and chairs and housing the Worcester boiler. A part glazed internal door leads to

Utility Room 7'10" x 6'0" (2.39 x 1.84)

Having base units, wall units and work surfaces with planned space for appliances including plumbing for washing machine / dish washer. A door leads into the garage, a separate door with window to side leads to the rear patio and garden.



First Floor

Stairs ascend from the living room to the first floor landing, doors lead off to all first floor rooms and airing cupboard.

Bedroom 1 19'8" x 7'8" (6.00 x 2.35)

A good sized double room with dual aspect double-glazed windows to front and rear elevations.

Bedroom 2 11'1" x 9'8" (3.38 x 2.96)

A good size room with double-glazed windows overlooking front elevation, built-in wardrobes and cupboards.

Bedroom 3 13'8" x 6'6" (4.18 x 1.99)

A good sized room with double-glazed window overlooking rear garden.

House Bathroom 7'5" x 5'5" (2.27 x 1.67)

Fitted with a panelled bath with shower over, shower screen, wash hand basin, W.C., tiled walls and window to rear elevation.

Outside

The property features a delightful rear garden with a patio area, making it an excellent space for outdoor dining or relaxing in the sun. The garden is well-maintained and offers a private and peaceful retreat. Accessed from the house, or along a path to the side of the garage, the garden is laid to lawn and enclosed with fencing and hedges. A gate to the rear of the garden provides access to a convenient public path leading to Brook Road, to the front of the property is parking for 2 vehicles.

Garage 16'2" x 7'11" (4.95 x 2.43)

With up-and-over door to the front driveway, rear door to the utility room, lighting and power.

Services connected to the property

We understand mains water, drainage, electricity and gas are connected. Telephone and broadband to BT regulations, estimated broadband speeds are standard 17Mbps, superfast 57Mbps. Windows and doors are double glazed.

Local Authority

Shropshire Council.
The Shirehall,
Abbey Foregate,
Shrewsbury.
SY2 6ND

Tel 0345 6789000

Council Tax

Band: B

Tenure

We understand that the tenure is Freehold.





Viewings

Contact Craven Arms Office on: 01588 672728

Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 Email: andy@samuelwood.co.uk

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.



Directions

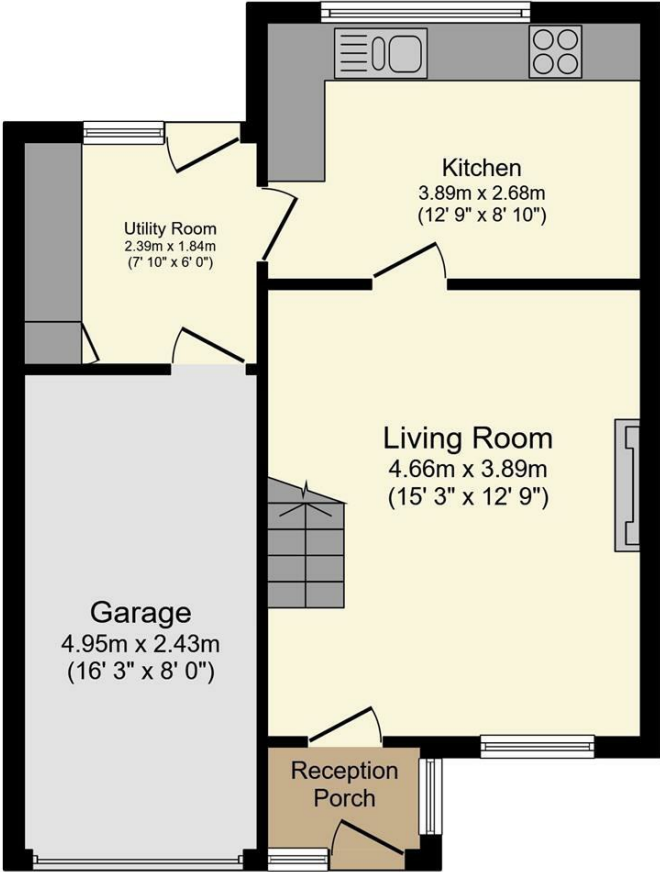
From the Samuel Wood Branch, head west on Corvedale Rd (B4368) taking the 1st exit onto Shrewsbury Rd (A49). At the next roundabout, take the 3rd exit onto Clun Rd (B4368) and continue for 0,2 miles. Turn right onto Greenfields Rd, follow the road to the end before turning right onto Maple Close. The property will be on your right hand side, identified by the agent For Sale sign.



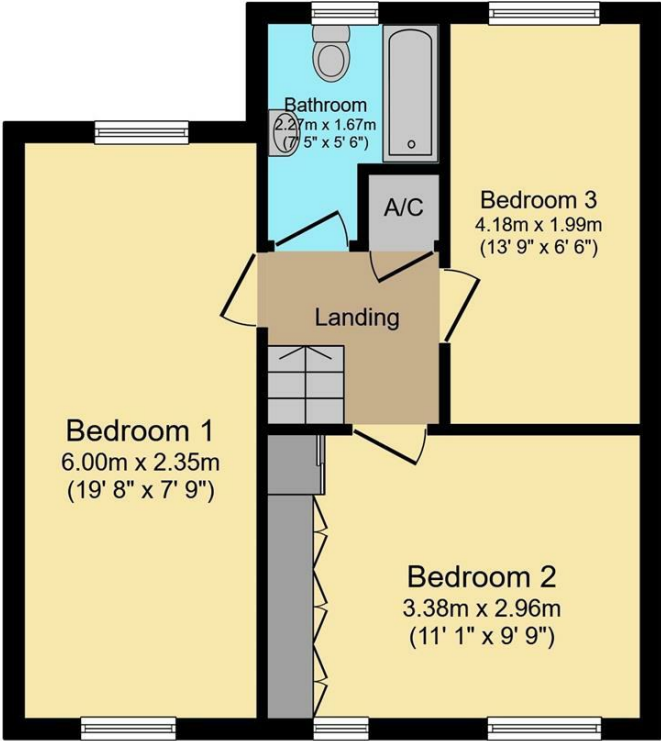




Floor Plans



Ground Floor



First Floor

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.