



SAMUEL WOOD

6 Broome Close, Aston-On-Clun, Craven Arms, Shropshire, SY7 0NX

Offers In The Region Of £425,000







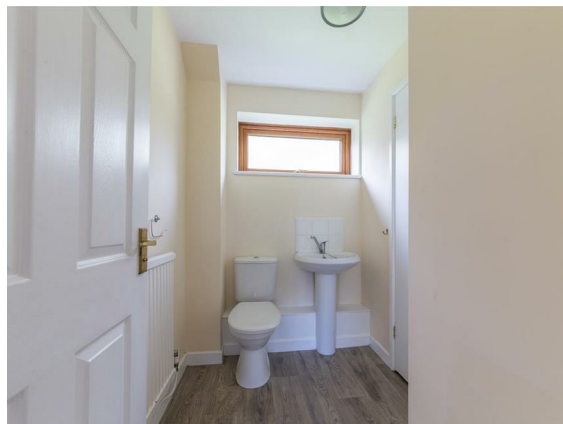
# 6 Broome Close

Aston-On-Clun, Craven Arms, Shropshire, SY7 0NX



- Oil Central Heating
- Good Location
- 2 Reception Rooms
- No onward chain
- Spacious Property
- 4 Double Bedrooms
- Double Garage

Occupying a desirable position within this cul-de-sac of similar style properties, early viewing is recommended of this appealing detached property, benefiting from a double garage and private rear gardens. Broome is a lovely south Shropshire hamlet located approximately 3 miles from Craven Arms, 11 miles from Ludlow and the county town of Shrewsbury 21 miles. EPC Rating E. No onward chain.



## Entrance Door

### Reception Hall 17'3" x 86" (5.26m x 26.21m)

Spacious hall with double glazed window, staircase ascending.

### Guest Cloakroom/WC

WC, wash hand basin, double glazed window.

### Living Room

Windows to frontage and French doors leading into the rear garden.

### Dining Room 14' x 11'9" (4.27m x 3.58m)

Spacious area ideal for home office.

### Kitchen 13'9" x 11'3" (4.19m x 3.43m)

Inset sink unit, working surface extends, range of cupboards and drawers to work surface areas and wall cupboards. Tiled floor, tiled splash areas, double glazed window to the rear elevation, side entrance door. Firebird oil fired central heating boiler

From the hall, stairs ascend to spacious landing with balustrades to either side, window to rear aspect.



### **Bedroom 1 17'6" x 9'9~" (5.33m x 2.97m~")**

Front facing with window overlooking Broome Close and the glorious Shropshire countryside into the far distance. Built in wardrobes.

### **Bedroom 2 9'6" x 14'3" (2.90m x 4.34m)**

Built in wardrobe, double glazed window to the front

### **Bedroom 3 13'9" x 7'9" (4.19m x 2.36m)**

Double glazed window to the rear.

### **Bedroom 4 10' x 9'6" (3.05m x 2.90m)**

With window to the rear.

### **Bathroom**

Bath, WC, wash hand basin, shower enclosure, tiling to splash areas and window.

### **Outside**

As you approach the property there is extensive driveway parking, a generous front lawn and double garage with light and power fitted. The rear garden is mainly laid to lawn with a patio directly off the living room and boundaries are made up of mature hedging.

### **Services**

Mains water, mains electricity. Private drainage. Oil fired central heating.

### **Tenure**

We understand that the property is Freehold.

### **Local Authority**

Shropshire Council

### **Council Tax**

Band F

### **To view this property**

Contact the Craven Arms Office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk) or WhatsApp 07716 211480.

For out of office enquiries, please phone Andy Price 07942 186235.

### **Referral Fees CA**

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 Craven Arms proceed west on the B4368 signposted Clun, you will get to a small hamlet called Longmeadow End, take the left hand turn signposted Clungunford. Go under the railway bridge and you will get to a cross roads, turn right and the cul de sac will be found on your left.





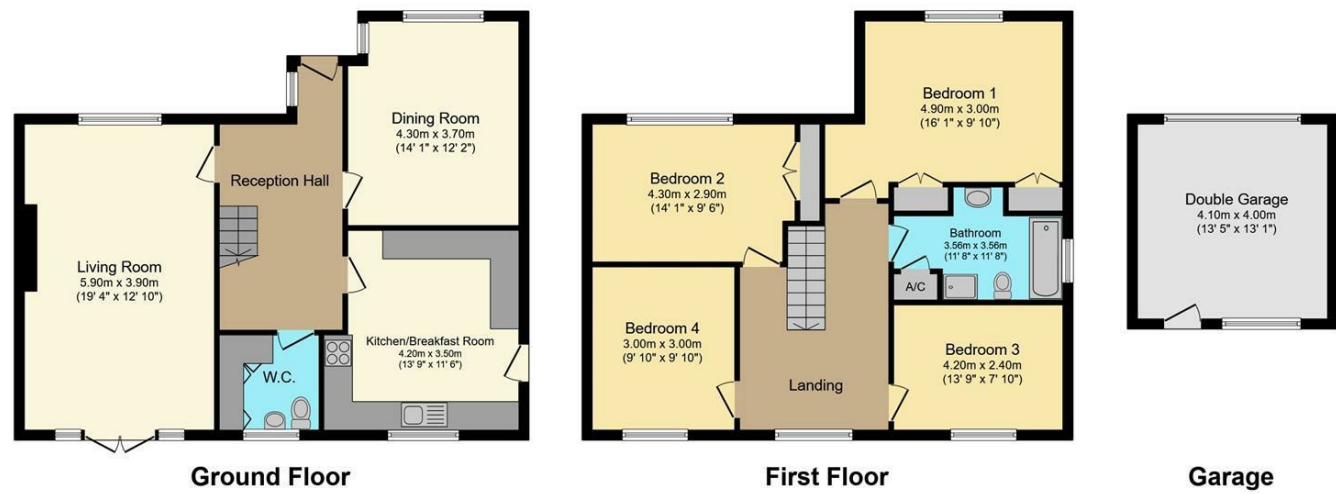








Floor Plans



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

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