



SAMUEL WOOD



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12 Greenfields Road, Craven Arms, Shropshire, SY7 9QU

Offers In The Region Of £210,000



12 Greenfields Road

Craven Arms, Shropshire, SY7 9QU



- Three Bedroom Semi-Detached House
- Private Enclosed Garden
- EPC Rating C
- Off-Street Parking For Several Vehicles
- NO ONWARD CHAIN
- Near Town Centre & Local Amenities

Welcome to 12 Greenfields Road, a charming and spacious family home located in the heart of Craven Arms. This delightful property offers a perfect blend of comfort and convenience. Situated in the sought-after area of Greenfields Road, this property enjoys a peaceful neighborhood setting while being conveniently close to local amenities, schools, and transportation links.

Craven Arms is a charming market town, the surrounding countryside is renowned for its natural beauty, offering plenty of opportunities for outdoor activities. The property enjoys excellent transport links, with easy access to major road networks including the A49 and A4117. Craven Arms railway station provides regular services to nearby towns and cities.

The property is offered for sale WITH NO ONWARD CHAIN, viewing is highly recommended. EPC Rating C.

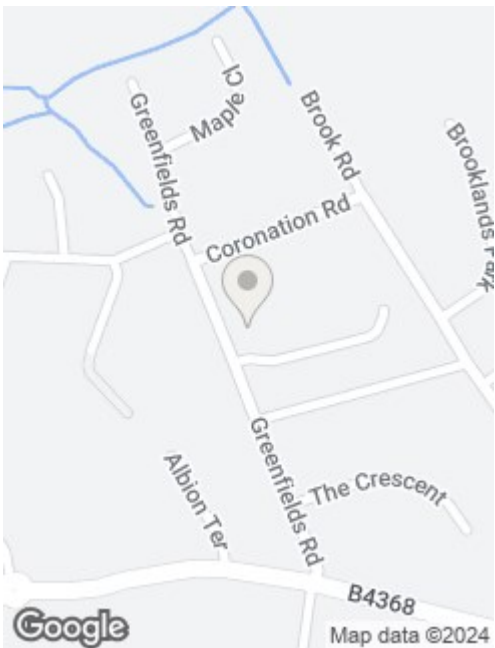
This charming residence, which would benefit from some updating and modernisation. comprises three bedrooms, one bathroom, two reception rooms, a fitted kitchen, and a landscaped garden with detached garage. The interior of the house offers ample living areas filled with natural light. The kitchen has planned space for appliances and storage with access to the rear garden.

The property features two inviting reception rooms, ideal for entertaining guests or relaxing with family. These versatile spaces offer flexibility for various activities and lifestyles. The property boasts three good sized bedrooms, two having built-in wardrobes providing comfortable accommodation for the whole family. Each bedroom offers tranquility and relaxation, with ample space for storage and further personalisation. The bathroom has a suite in white with paneled bath and shower, wash hand basin with tiled splash areas with an adjacent separate W.C.

Step outside to the generous garden, a tranquil oasis perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air and sunshine. The property benefits side access, driveway and garage, providing convenient off-road parking for multiple vehicles.







Directions

From Craven Arms, take the B4368 Clun Road, continue for approximately 1/4 mile until you reach a right turning for Greenfields Road. The property will be at the end of the road on your right hand side, identified by the agents For Sale board.

Services: We understand that the property has gas-fired central heating, mains electricity, mains water and drainage. Windows are largely uPVC double glazed.

Broadband Speed: Basic 17 Mbps, Superfast 79 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: C

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

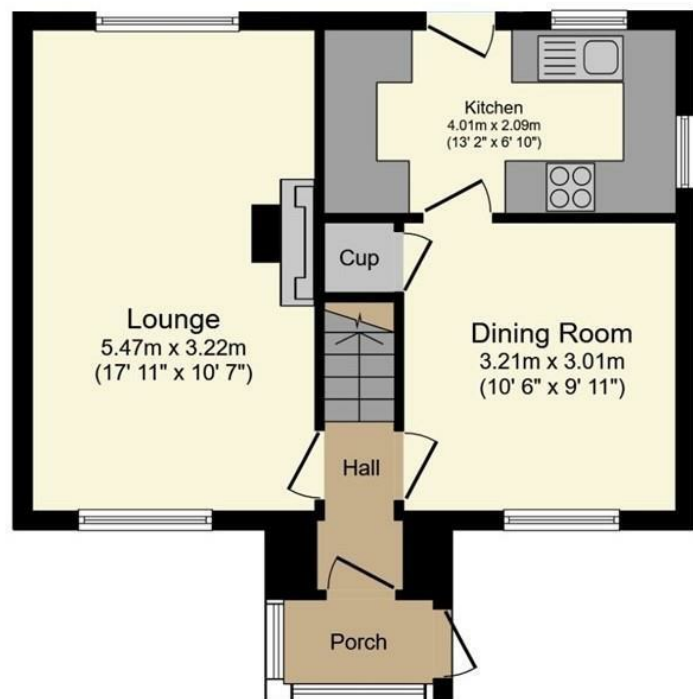
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

To appreciate the unique charm and character of 12 Greenfields Road, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenarms@samuelwood.co.uk

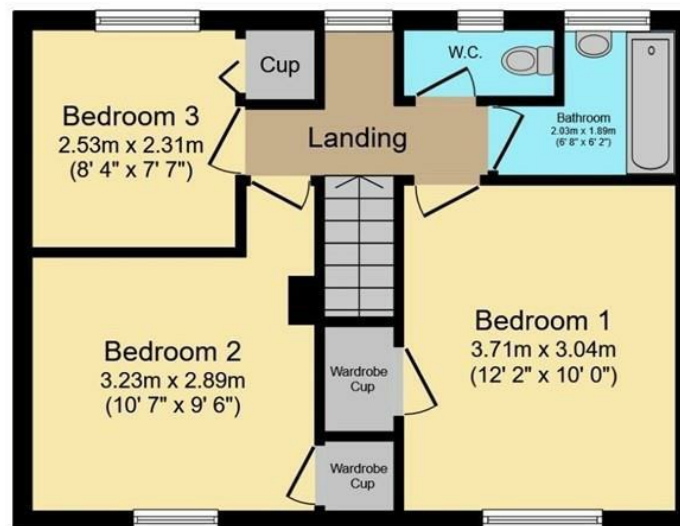




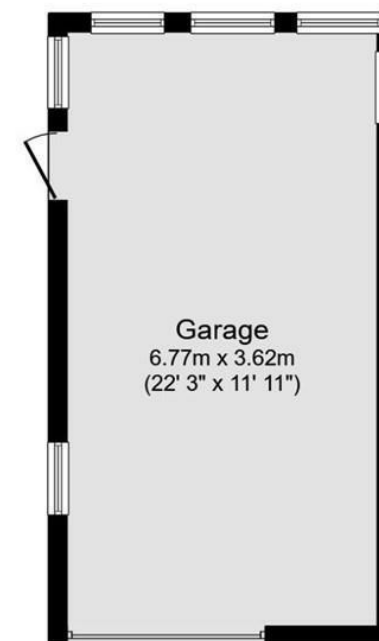
Floor Plans



Ground Floor



First Floor



Garage

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
Tel: 01588 672728 | cravenarms@samuelwood.co.uk