



SAMUEL WOOD

Moat Brook Bungalow, Clun Road, Aston-On-Clun, Craven Arms, Shropshire, SY7 8EW

Offers In The Region Of £350,000



# Moat Brook Bungalow, Clun Road

Aston-On-Clun, Craven Arms, Shropshire, SY7 8EW



- Lovely Detached Bungalow
- Delightful Conservatory
- Garage and Workshop
- NO ONWARD CHAIN
- 3 Bedrooms and Shower Room
- Wrap around gardens
- In need of modernisation
- EPC Band E

Located in the charming village of Aston-On-Clun, this delightful three-bedroom detached bungalow off Clun Road offers a perfect blend of comfort and tranquillity. Set within a peaceful cul-de-sac, the property boasts lovely views and a sense of privacy, making it an ideal retreat for families or those seeking a serene lifestyle.

Spanning an impressive 1,218 square feet, the bungalow features a spacious living room that invites natural light, creating a warm and welcoming atmosphere. The conservatory provides an excellent space for relaxation, allowing you to enjoy the surrounding gardens throughout the seasons. The well-appointed kitchen diner is perfect for family meals and entertaining guests.



The accommodation comprises three bedrooms, including a double bedroom and two comfortable single rooms, catering to various living arrangements. The large shower room is a functional space, ensuring convenience for all residents.

Surrounding the property are expansive wrap-around gardens, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. The gardens are well-maintained and provide a lovely backdrop to the home. Additionally, the property includes a good-sized garage and a workshop, ideal for hobbyists or those in need of extra storage.

With parking available for up to three vehicles, this bungalow is not only practical but also perfectly situated within an active village community. This property is a rare find, combining peaceful living with the convenience of local amenities. Do not miss the opportunity to make this charming bungalow your new home.

## Living Room 12'0" x 13'11" (3.65m x 4.24m)

The living room offers a cosy setting with soft carpeting and comfortable seating, enhanced by a bay window that provides a lovely view onto the front garden. A fireplace adds warmth and character to this relaxing space.



### **Kitchen Diner 20'4" x 7'4" (6.19m x 2.24m)**

The kitchen diner, fitted with wooden cabinetry and ample work surfaces, including a space for dining. The kitchen extends seamlessly into a rear conservatory/utility space, a bright and versatile area with large windows overlooking the garden and double doors opening to the outside.

### **Rear Conservatory / Utility 5'9" x 6'9" (1.76m x 2.05m)**

A practical utility area is integrated into the rear conservatory, providing space for laundry appliances and additional storage, with windows giving views to the garden and a door leading outside.

### **Conservatory 8'11" x 13'2" (2.73m x 4.02m)**

The rear conservatory is a delightful addition, filled with light from its large glazed sections and featuring carpeted flooring. It provides a peaceful spot to enjoy views of the garden and access outside via double doors.

### **Bathroom 6'10" x 7'3" (2.09m x 2.21m)**

The bathroom is practical and neatly presented, with a walk-in shower enclosed by a glass screen, a pedestal wash basin, and a toilet. The room is finished with tiled walls and a heated towel rail for added comfort.

### **Bedroom 1 10'4" x 9'11" (3.14m x 3.01m)**

Bedroom 1 is a comfortable double room featuring a large window overlooking the front garden, neutral decor, and fitted carpets. It offers space for bedside tables and additional furniture for a restful retreat.

### **Bedroom 2 7'11" x 9'7" (2.41m x 2.92m)**

Bedroom 2 is a smaller room, ideal for use as a single bedroom or study. It features a window overlooking the side garden, with neutral carpeting and decor.

### **Bedroom 3 7'8" x 10'7" (2.34m x 3.22m)**

Bedroom 3 is a single room, comfortably sized, with a window to the side garden, neutral décor and carpeting. Ideal for a guest room or home office.

### **Garage 10'1" x 21'0" (3.07m x 6.40m)**

The garage is attached to the side of the property, offering useful storage or parking space. It has an internal door connecting to the rear hallway and a rear access door for convenience.

### **Gardens**

The gardens are a true delight and wrap around the property. You are at the head of a cul-de-sac and very private.

### **Services**

Services: We understand that the property has Oil fired central heating, mains





electric, mains water, mains drainage.

Broadband Speed: Basic 20 Mbps and Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

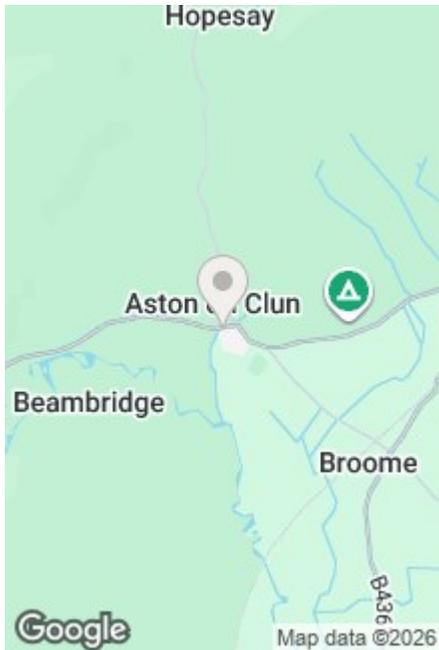
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

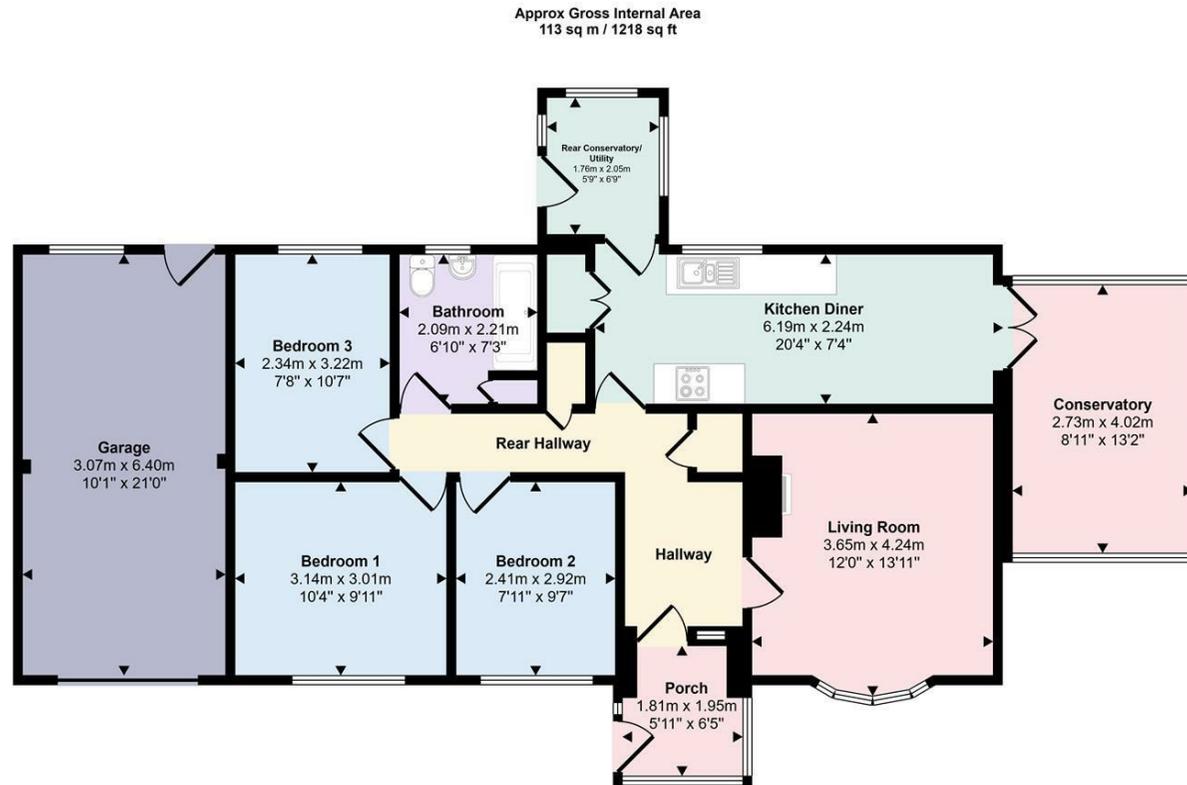
Please use the what3words app to locate the property by using this reference. [///office.situates.downward](https://www.what3words.com/office.situates.downward). This will take you to the driveway of the property.







## Floor Plans



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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](mailto:cravenarms@samuelwood.co.uk)