



SAMUEL WOOD

Mowbray, 62 Shrewsbury Road, Craven Arms, SY7 9QE

Offers In The Region Of £299,000



This 4 Bedroom detached house which is in need of modernisation enjoys a fantastic size plot along with a town centre location. The accommodation is also a generous size and includes: Reception Hall, Living Room, Dining Room, Kitchen Breakfast Room, Pantry, 4 Bedrooms, Bathroom and separate WC. Outside the property has a large adaptable garden, Log store with outside WC attached to the Garage along with extensive Driveway parking. EPC on order

- Spacious Detached House
- Convenient Location
- Large Plot
- 4 Bedrooms
- Garage & Driveway Parking
- No Onward Chain

Porch

Providing Ideal cover and storage for shoes, with lovely stain glass door into

Reception Hall

Having wall mounted radiator, door into under stairs storage cupboard, windows to frontage.

Living Room

With a large bay window to frontage allowing lots of light, feature fireplace with open fire, wall mounted radiator.

Kitchen Breakfast Room

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, single bowl sink drainer unit, Gas fired boiler, planned space for cooker, washing machine and fridge freezer. Room for a good sized table, two windows to side elevation with door to rear garden and door to

Pantry

Good size with shelving fitted and window to rear elevation.

Dining Room

Having feature fireplace with gas fire fitted, wall mounted radiator and sliding doors into rear garden.

First Floor Landing

With window to side elevation

Bedroom 1

With wall mounted radiator, door into airing cupboard with hot water cylinder and shelving fitted, window to rear elevation.

Bedroom 2

Having wall mounted radiator and bay window to frontage.

Bedroom 3

Having wall mounted radiator and window to frontage

Bedroom 4

Having window to side elevation.

Bathroom

With pedestal wash hand basin and bath, window to rear elevation.

WC

WC and window to side elevation.

Outside

The property is approached by a tarmac driveway leading to a parking area in front of the house and garage. The front garden is laid to lawn with a range of mature shrubs and plants, to the left hand side of the property there is an area of large potential or a good sized vegetable patch and additional lawn. On the right hand side of the property there is the garage, attached to it is a coal/log shed and outside toilet. The rear of the property is mainly lawn with some mature shrubs and plants with borders made up of fencing and hedging.

Agents Note

The lean to structure providing cover to the rear off the property off the sliding doors in the dining room is unsafe and will be removed by the current vendors in the coming weeks.

Tenure

Freehold

Services

Mains electricity, water, drainage and gas. Gas fired heating to radiators.

Internet speeds:

Basic: 19 Mbps
Superfast: 80 Mbps

Flood Risk: Low

Local Authority

Shropshire Council

Tax Band: D

To View This Property

Contact the Craven Arms Office on 01588 672728 or email cravenarms@samuelwood.co.uk
Or: WhatsApp 07716 211480 for out of office enquires please phone Jack Davies 07942 186235

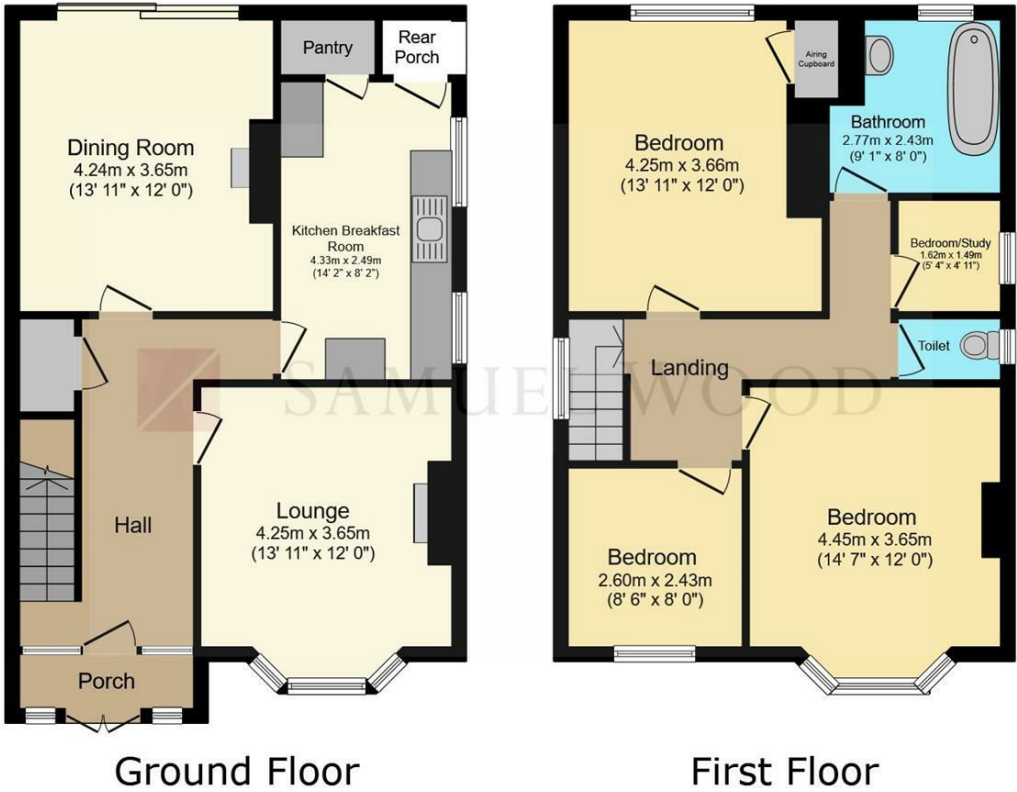
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Referrals

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.



Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

www.samuelwood.co.uk