



SAMUEL WOOD

36a Coppice Drive, Craven Arms, Shropshire, SY7 9RQ

Asking Price £425,000



36a Coppice Drive

Craven Arms, Shropshire, SY7 9RQ



- Beautifully Presented Executive Home
- 3 Storey Accommodation
- Scenic Rural Views
- 6 Bedrooms, 2 En-Suites
- No Onward Chain
- Contemporary Styling
- Near Town Location
- Excellent Transport Links
- EPC Rating 'B'

Welcome to this charming and well-maintained property sitting in the peaceful neighborhood of Coppice Drive. This delightful residence offers a comfortable and contemporary living space that will appeal to a variety of buyers. With its convenient location, modern amenities, and tasteful design, 36a Coppice Drive presents an excellent opportunity to acquire a wonderful 6 bedroomed home in the heart of Shropshire.

Coppice Drive is located in the picturesque town of Craven Arms, Shropshire. The property benefits from its proximity to local amenities, supermarket, cafes, public houses, schools, and public transportation options, making it a convenient and well-connected location for families, professionals, and anyone seeking a peaceful lifestyle.

This beautifully presented detached house stands in a quiet and sought-after residential area. The property boasts a thoughtful layout, featuring six well-proportioned bedrooms, two en-suite shower rooms, a modern bathroom, and generous living spaces.

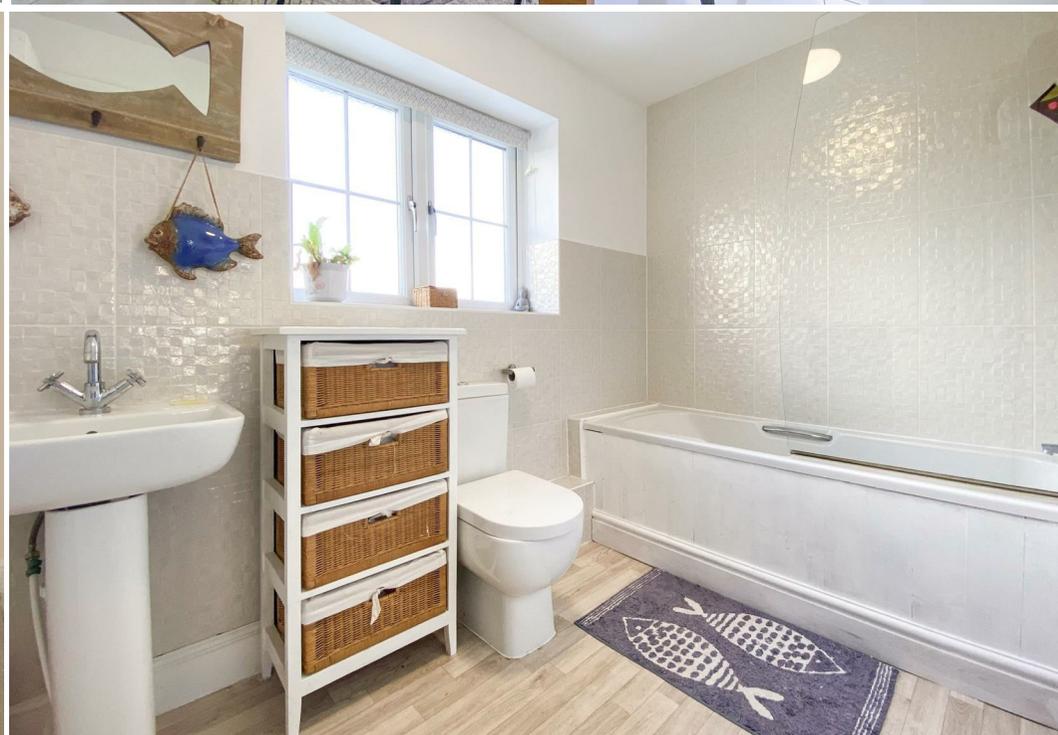
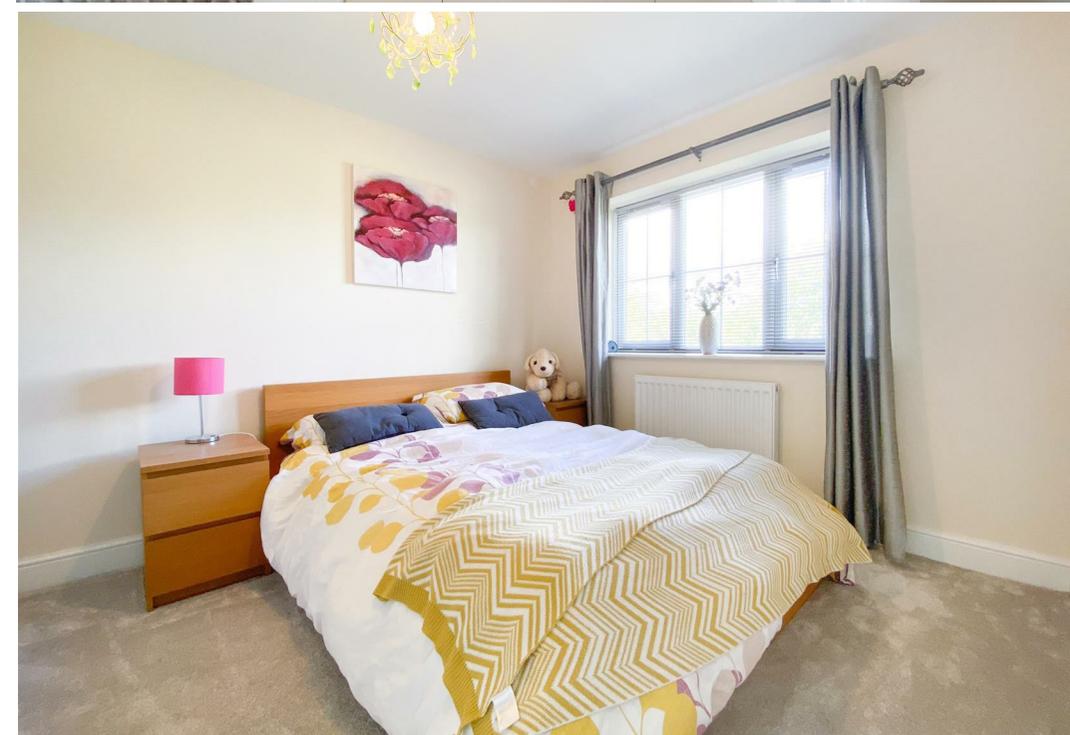
As you enter the property, you are greeted by a welcoming hallway leading to the various living areas. The ground floor comprises a spacious lounge, perfect for relaxation and entertainment that can accommodate family gatherings.

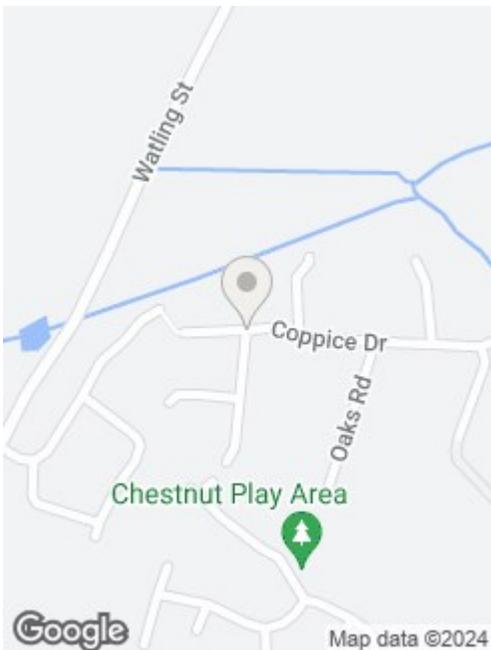
The modern kitchen is fitted with high-quality appliances, ample storage, and a convenient breakfast bar. It also provides direct access to the rear garden via a separate dining area / sun room, making it easy to enjoy outdoor dining and gardening.

The first floor hosts the four bedrooms, all of which are bright and airy, offering plenty of space for rest and relaxation. The master bedroom features an en-suite shower room, providing a private sanctuary. The additional bedrooms are served by a contemporary family bathroom. Two further bedrooms can be found on the second floor, with one en-suite shower room.

The property features a lovely rear garden with a well-maintained lawn and a charming patio area, ideal for outdoor entertaining or simply enjoying the fresh air. The garden is designed for both relaxation and play, making it perfect for families and garden enthusiasts with views over the surrounding open countryside. A driveway at the front of the property provides off-road parking for several vehicles, and further options for outdoor seating.







Directions

From the Samuel Wood branch on Corvedale Road, head west and take the first exit on the roundabout, at the next roundabout turn right taking the third exit onto Clun Road. After approximately 500yds, turn right and follow this road to the end. Turn left onto Coppice Drive and follow the road up to the end (no through road). The property is located on the right hand side.

Services: We understand that the property has gas central heating, mains electricity, mains water and mains drainage and an 18 panel solar energy system with a 5.8kw storage battery.

Broadband Speed: Basic 17 Mbps, Superfast 62 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: E

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.





Floor Plans



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