



SAMUEL WOOD



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21 Brooklands Park, Craven Arms, Shropshire, SY7 9RL

Offers In The Region Of £185,000



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- Near Town Centre Location
- Close to Local Amenities
- Gas Central Heating
- End Terrace Property
- Off-Road Parking For Several Vehicles
- Enclosed Rear Garden

A two bedroom property conveniently situated within a popular residential area of similar properties. Less than 1/2 mile from the town centre, Craven Arms offers a good range of local amenities including primary school, local shops, large supermarket, café's, take-away restaurants, doctors surgery and mainline railway station. The surrounding area is one of Outstanding Natural Beauty with many miles of footpaths and countryside nearby. The historic town of Ludlow is about 7 miles to the south and the Country Town of Shrewsbury is approximately 20 miles to the north. The property is very well presented, viewing essential. EPC Rating 'E'.



A well presented two bedroom end terraced property with ample off road parking. Accommodation Comprising: Sitting Room, Kitchen/Breakfast Room, Conservatory, Two Bedrooms, Bathroom, Garden.

Entrance

The property is accessed via a porch and into the hallway.

Lounge 16'0" x 10'2" (4.89 x 3.10)

A good sized room with south facing aspect, under-stairs cupboard storage and double doors lead through to the

Kitchen / Diner 13'1" x 10'3" (4.01 x 3.14)

A fitted kitchen of modern wall units, base units and drawers, built-in double oven, four ring electric ceramic hob with extractor and light above and stainless steel 1.5 bowl sink unit with mixer tap. With space for a dining table and chairs with double doors leading into

Conservatory 10'4" x 8'2" (3.16 x 2.49)

Currently used as a conservatory, this room could be repurposed as an office or utility room with space and plumbing for white goods. Doors lead out to the garden.

First Floor

Stairs rise from the hall to the first floor.



Bedroom 1 13'3" x 10'2" (4.05 x 3.11)

A good sized double room with window to front elevation and built-in cupboard with shelving.

Bedroom 2 12'8" x 7'0" (3.87 x 2.15)

A further bedroom with views over the garden and beyond.

Bathroom 9'5" x 5'5" (2.89 x 1.66)

A modern suite in white consisting of a panelled bath, with power shower over, W.C. and vanity unit with drawers under inset with wash hand basin. Having a chrome heated towel rail with tiled walls and housing the airing cupboard.

Outside

The property is approached over a tarmac drive to further gravel parking area offering parking for a number of vehicles. The rear garden is enclosed by fencing with a paved patio terrace and level lawned area, with low walls and step up. With a useful storage shed, small bar areas for entertaining and with access to front via a side gate.

Services Connected to the Property

We understand that mains water, electricity and drainage are connected, gas-fired central heating and Worcester boiler. Telephone and Broadband to BT regulations, estimated Broadband speed is Basic - 17 Mbps, Superfast - 75 Mbps. Windows and doors are double glazed.

Tenure

We understand that the tenure is Freehold.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.
Tel 0345 6789000

Council Tax Band: B

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

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

Contact the Craven Arms Office on Tel: 01588 672728 | Email: cravenarms@samuelwood.co.uk





Directions

From the Samuel Wood Office in Craven Arms, join the A49 from the roundabout and take the first exit, at the next roundabout take the 3rd exit onto Clun Road, continue for 400 yards turning on the right onto Brook Road, turn right onto Brooklands Park and the property is 100 yards on the left hand side identified by the agents For Sale board.







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

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