



SAMUEL WOOD

43 Newington Way, Craven Arms, SY7 9PS
Offers In The Region Of £175,000



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Located in this popular area of Craven Arms, this delightful end of terraced house on Newington Way presents an excellent opportunity for first-time buyers or savvy investors. Spanning approximately 630 square feet, this property, offers a comfortable and practical living space.

- 2 bedroomed end of terraced property in popular location
- Perfect investment property or a first time buyer
- Large driveway parking
- Private rear garden with patio area
- Close to train station with easy access to Shrewsbury, Chester, Ludlow and Hereford
- All mains services connected
- NO ONWARD CHAIN
- EPC rating D

Upon entering, you are welcomed by an entrance hall that leads to a good sized living room, complete with an electric fireplace, perfect for cosy evenings. The clever design includes a useful understairs cupboard, providing ample storage. The breakfast kitchen has space for a small dining table and chairs, a freestanding fridge freezer, and generous worktop space. A door from the kitchen opens onto a large patio area, ideal for outdoor entertaining, while a small picket fence leads to a large grass area, perfect for children to play. Additionally, a garden shed at the rear offers further storage solutions and a side gate for easy access to the front garden.

Upstairs, you will find two well-proportioned double bedrooms, the larger to the front with two windows providing lots of natural light. The family bathroom has been thoughtfully updated with a new electric shower installed over the bath and airing cupboard houses the hot water tank, adding to the practicality of the home with further space for storage.

With parking available for up to three vehicles, this property is not only functional but also situated in a popular estate, making it a desirable choice for those looking to settle in Craven Arms. This charming home is ready to welcome its new owners, with the added bonus of no onward chain, it is ready to make your own.

Services

Services: We understand that the property has gas fired central heating, mains electric, mains water and mains sewage.

Broadband Speed: Basic 18Mbps, Superfast 71 Mbps and Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Council Tax Band: A with Shropshire Council.

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

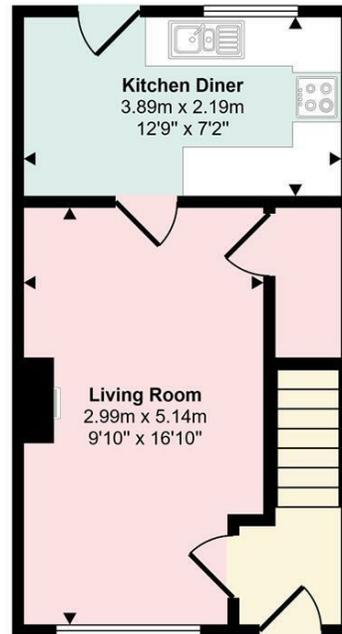
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenams@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Directions: Please use the what3words app and quote [///lotteries.gently.shortens](https://www.what3words.com/lotteries.gently.shortens) which will take you straight outside the property.

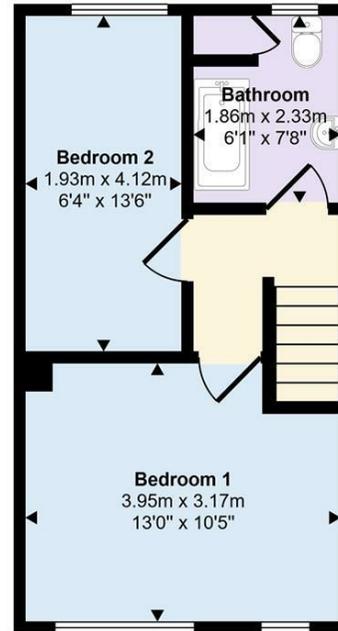


Floor Plans

Approx Gross Internal Area
59 sq m / 630 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 29 sq m / 315 sq ft

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
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