



SAMUEL WOOD

32 Coppice Drive, Craven Arms, SY7 9RQ  
Offers In The Region Of £360,000



# 32 Coppice Drive

Craven Arms, SY7 9RQ



- 3 double bedrooms, 1 with en-suite
- Breakfast kitchen with garden access
- Ramped access at entrance and rear garden
- Greenhouse and raised flower beds
- Close to town centre and station
- Spacious living and dining room
- Conservatory attached to snug
- Well-maintained private garden
- Detached bungalow in quiet cul-de-sac
- Viewing highly recommended

Located in the popular Coppice Drive estate in Craven Arms, this wonderful detached bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious layout, featuring a inviting reception room and conservatory that provide ample space for relaxation and enjoyment.

The heart of the home is the large living and dining room, perfect for family gatherings or quiet evenings. With patio doors leading to the garden you get lots of natural light and access directly to the garden. The breakfast kitchen is well-appointed, making it an ideal spot for casual dining. This bungalow comprises three generously sized double bedrooms, one of which is currently utilised as a snug, complete with a conservatory that invites natural light and offers a tranquil space to unwind. The master bedroom benefits from an ensuite shower, while the main bathroom is thoughtfully designed with a separate shower for added convenience.



Accessibility is a key feature of this property, with ramped access into the home and to the beautifully maintained garden. The outdoor space is a true highlight, featuring a greenhouse and raised flower beds, creating a lovely private area to enjoy the views beyond. Additionally, there is parking available for two vehicles, ensuring ease of access.

This delightful bungalow is perfect for those seeking a peaceful lifestyle in a friendly community, with all the amenities of Craven Arms within easy reach. Whether you are looking to downsize or simply enjoy single-level living, this property is a must-see and has the added bonus of no onward chain.

## Living and Dining Room 13'6" x 26'2" (4.11m x 7.97m)

The living and dining room is a spacious, open-plan area that stretches nearly 8 metres in length, offering a generous space for both relaxing and entertaining. Large windows at the front flood the room with natural light, while a traditional fireplace provides a cosy focal point. The room is carpeted in a soft blue, complementing the warm wooden trims and neutral walls. Patio doors lead out to the garden and a door back to the hallway which connects to all the other rooms in the property.

## Kitchen 15'8" x 8'3" (4.77m x 2.52m)

The kitchen is a well-sized, light space with a practical floor and pale cabinetry that runs along two walls, offering ample storage and work surfaces. A window over the sink looks out onto the garden and a door which ramped access to the garden. There is a small dining table with chairs perfect for casual dining or breakfast. The kitchen has a door leading back to the hallway for easy access.



### Bedroom 1 12'9" x 12'0" (3.88m x 3.66m)

Bedroom 1 is a comfortable double room with a large window that lets in plenty of daylight. It benefits from built-in wardrobes providing useful storage and has direct access to an ensuite shower room. The carpeted flooring and neutral décor create a calming space for rest.

### Ensuite 6'7" x 6'5" (2.00m x 1.96m)

The ensuite shower room attached to Bedroom 1 is compact but practical, fitted with a shower enclosure, wash basin, and WC. Light walls and flooring keep the space feeling fresh and clean.

### Bedroom 2 9'7" x 12'9" (2.91m x 3.89m)

Bedroom 2 is a good-sized double room with a large window overlooking the garden. The room is carpeted in a neutral tone and offers a peaceful retreat with ample space for furniture.

### Bedroom 3/Snug 9'8" x 9'6" (2.95m x 2.90m)

Bedroom 3, also referred to as the snug, is a versatile room that could serve as a third bedroom or a cosy sitting area. It has a window and door opening into the conservatory, allowing natural light to flow through and creating a connection to the garden space.

### Conservatory 9'8" x 7'10" (2.95m x 2.40m)

The conservatory is a bright and airy addition to the home, featuring tiled floors and large windows on three sides that overlook the garden. Double doors provide access to the outside, making it a pleasant space to enjoy the views and natural light throughout the day.

### Bathroom 9'4" x 5'5" (2.85m x 1.64m)

The main bathroom is well appointed with a bath, separate shower cubicle, wash basin, and WC. Neutral tiling and light walls create a fresh and clean atmosphere, with a window providing natural light and ventilation.

### Hallway

The hallway connects the main entrance porch to the rest of the home, featuring simple décor and practical layout for easy access to the kitchen, bedrooms, and living areas. A laundry cupboard housing the hot water tank and another useful cupboard are located here for extra storage.

### Rear Garden

The rear garden is a generous and well-maintained outdoor space surrounded by mature hedging and fencing for privacy. It features a lawn bordered by flowerbeds and shrubs, with benches and a greenhouse adding charm and functionality. A paved patio area adjacent to the conservatory and back of the house provides a lovely spot for outdoor seating and entertaining, with open views of the surrounding countryside beyond the garden boundary.

### Garage 10'2" x 15'1" (3.09m x 4.61m)

The garage provides secure covered parking and additional storage space. Off the garage is a small utility room with plumbing and space for laundry appliances, adding to the home's practicality.

### Utility off garage 9'11" x 5'11" (3.02m x 1.80m)

The utility room located off the garage is compact with plumbing for appliances and a window for ventilation, ideal for laundry and additional household tasks.

### Services

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





Broadband Speed: Basic 17Mbps, Superfast 66 Mbps and Ultrafast 950 Mbps

Flood Risk: Very Low.

Tenure: 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.

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 [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



## Directions

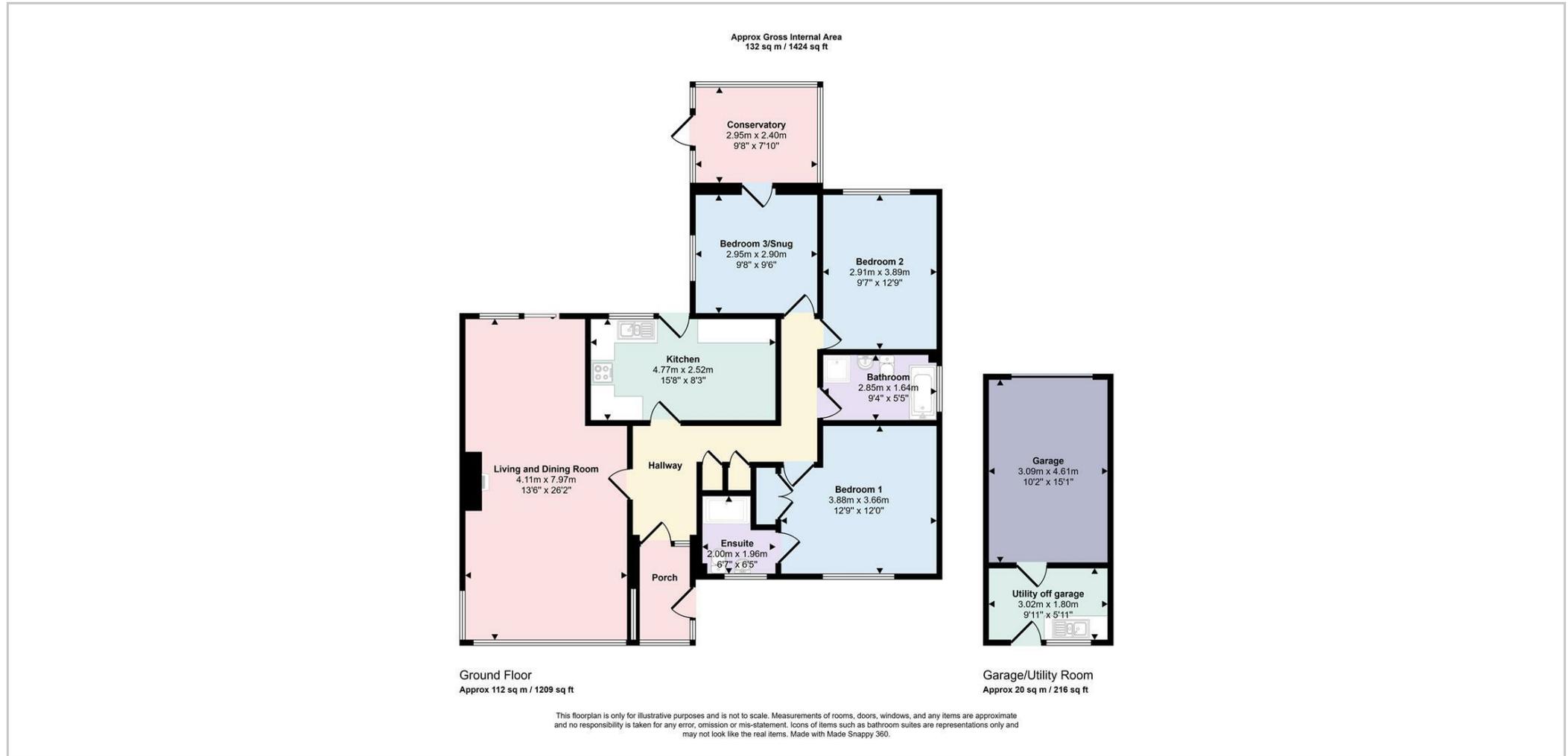
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## Floor Plans



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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