



SAMUEL WOOD

38 Newington Way, Craven Arms, Shropshire, SY7 9PS

Offers In The Region Of £185,000







# 38 Newington Way

Craven Arms, Shropshire, SY7 9PS



- Convenient Near Town Location
- Well Presented Throughout
- Conservatory
- Driveway Parking
- Two Bedroom End-Terrace House
- Rural Views To The Rear
- Private Rear Gardens
- EPC Rating E

Welcome to 38 Newington Way, a charming and beautifully maintained property located in the heart of Craven Arms. This delightful residence offers a perfect blend of modern comfort and traditional charm, providing an inviting atmosphere for prospective homeowners. Situated in a desirable location, this property presents an excellent opportunity for those seeking a cozy home in a peaceful neighborhood of similar properties.

Situated in the picturesque town of Craven Arms, residents of 38 Newington Way benefit from a tranquil setting whilst being within easy reach of a range of local amenities. Craven Arms offers a selection of shops, cafes, take away restaurants, public houses, leisure facilities and essential services, ensuring all needs are catered to. The town is also well-connected via road and rail, with excellent transport links providing access to nearby towns and cities.

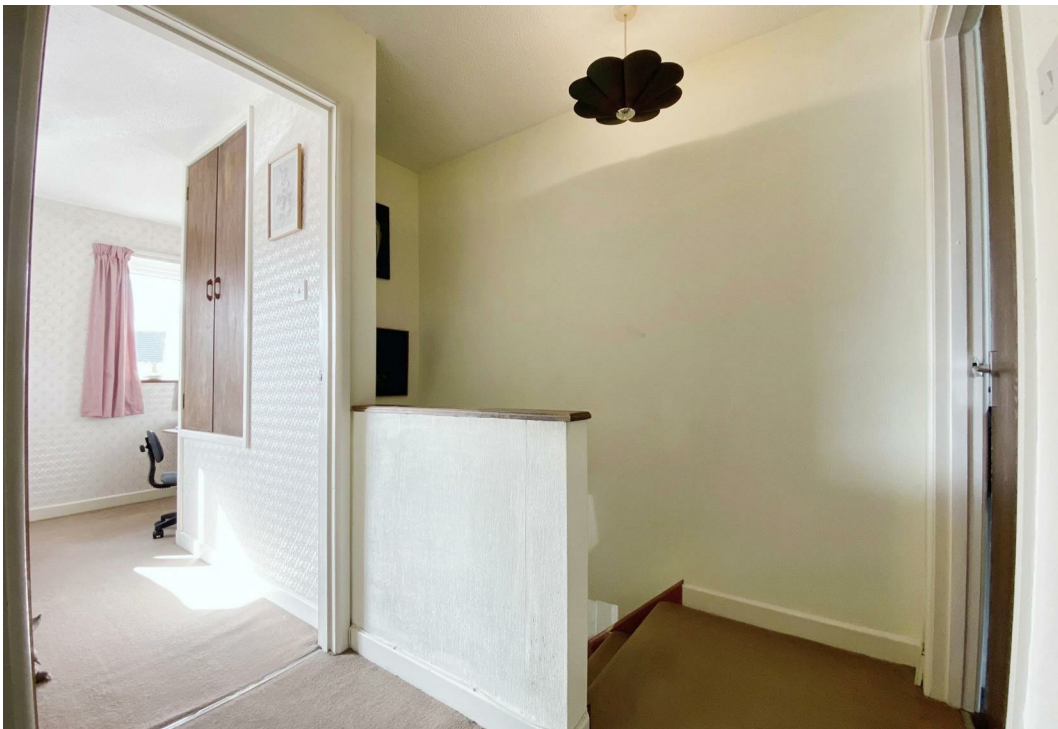
Upon entering the property, you are greeted by a welcoming ambiance that flows throughout the home. The ground floor features a bright and spacious reception room, ideal for entertaining guests or simply unwinding. The well-equipped kitchen/dining area offers ample space for family meals and gatherings, with access to the conservatory leading out to the generous garden, creating a seamless indoor-outdoor living experience.

The first floor comprises two bedrooms, each providing a comfortable retreat for rest and relaxation. The bathroom has a contemporary design, offering modern fixtures and fittings for added convenience.

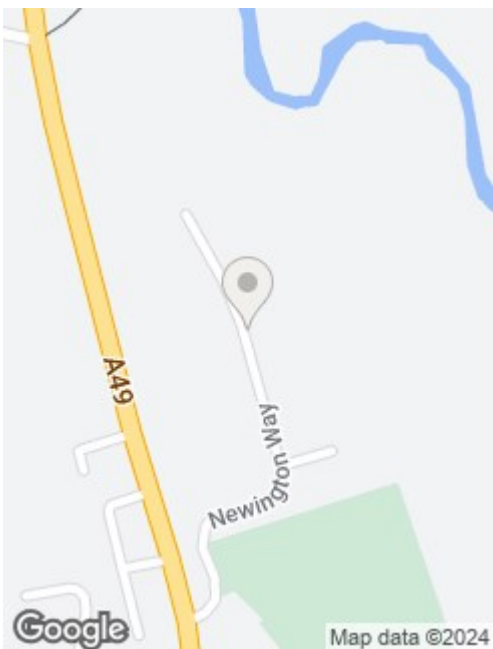
Externally, the property boasts a well maintained enclosed rear garden, largely laid to lawn complete with a patio area abutting the property, and decking area to the rear, perfect for enjoying alfresco dining or enjoying the sunshine. Additionally, ample off-road parking space is provided, ensuring hassle-free parking for residents and visitors.











## Directions

Head North on the A49 through Craven Arms until you reach a right turn to the Community Centre and playing fields on Newington Way, follow the road around a right hand bend until the road bears left. Continue on this no-through road, the property will be on your right hand side, identified by the agents 'For Sale' board.

Services: We understand that the property has electric storage heating, mains electricity, mains water and mains drainage. Solar panels fitted are owned by the property providing heating for domestic hot water.

Broadband Speed: Basic - 18 Mbps, Superfast - 62 Mbps, Ultrafast 1000 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: A

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.

To appreciate the full charm and character of this property, we highly recommend arranging a viewing. Call: 01588 672728, or Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)













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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