



SAMUEL WOOD

Oakdene Clun Road, Craven Arms, Shropshire, SY7 9QW

Price Guide £265,000



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This 3 bedroom semi-detached house enjoys a non-estate position along Clun road and easily accessible into the town's centre and facilities. To the rear the property enjoys large garden, off road parking, carport and workshop. Accommodation benefitting from upvc double glazing and gas fired heating includes: Reception Hall, Living Room, Dining Room, Kitchen, Sun Room, outside wc, Large First Floor Landing, 3 good sized Bedrooms and Bathroom. No onward chain.

- Attractive older style 3 Bed Semi
- Enjoying non-estate position close to town
- Upvc double glazing and gas fired central heating
- Exceptionally good sized rear garden
- Off road parking, carport and workshop

The property enjoys a non-estate location on Clun road a short walk into Craven Arms town centre where a good range of facilities can be found along with a main line railway station.

Recessed Porch

Undemeath which is a upper glazed front door which opens into

Reception Hall

Having dado rail and window to side

Living Room

Has large bay window to front elevation, picture rail and dado rail, feature fireplace with wooden surround, tiling inset and flame effect gas fire.

Dining Room

Has feature fireplace with wooden surround, tiled inset (current gas fire decommissioned). Period cupboards to the side of the chimney breast, dado rail and good sized under stairs storage cupboard.

Kitchen

Has window to side and window overlooking rear garden, tiled floor, recessed spot lights and range of matching units, heat resistant work surfaces and a Range cooker. Planned space for fridge freezer, washing machine and room for a further appliance.

Sun Room

Having polycarbonate roof, window and door to rear garden.

First Floor Landing

Having window to side, dado rail and access to roof space. Excellent range of fitted cupboards housing the hot water cylinder and the gas fired boiler which heats domestic hot water and radiators.

Bedroom 1

Has bay window to frontage, picture rail to either side of the chimney breast there are excellent fitted wardrobe cupboards.

Bedroom 2

Has window overlooking the rear garden, picture rail and to either side of the chimney breast useful fitted wardrobes.

Bedroom 3

Has window overlooking rear garden and double doors into wardrobe cupboard.

Bathroom

Has window to frontage, suite in white of pedestal wash hand basin, wc and panelled bath with electric shower over.

Outside

The property enjoys a convenient location close to the town centre. The front garden has been paved for ease of maintenance with a tree and stone edged border. Side access and personal gate leads into the rear garden, which is an exceptionally good size with a large paved terrace directly nearest the house and ideal for summer dining. There is a door to an outside wc. Pathway then leads down the garden passing a level lawn with borders to either side and at the bottom is small shed and greenhouse. Gated access leads onto a gravelled parking area, large open fronted carport and a useful workshop.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, telephone to BT Telecom regulations.

Local Authority

Shropshire Council

Viewings CA

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on cravenarms@samuelwood.co.uk, or alternatively on WhatsApp 07716 211480. For out of office enquiries, please call Jack Davies on 07942 186235.

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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