



2 Grove Bank

Wistanstow, Craven Arms, Shropshire, SY7 8DD

Situated approximately two miles north of the town of Craven Arms is this 2 Receptioned/2 Bedroomed semi-detached house, with gas central heating. Generous sized Garden. The property is in need of modernisation and updating. EPC Rating F

Guide Price: **£175,000**

2 Grove Bank, Shrewsbury Road, Craven Arms is situated within easy driving distance for the amenities of the market town of Craven Arms.

Craven Arms offers excellent road and rail connections and has a good range of shops, with a bank, post office, primary school, library, community centre, Doctor's Surgery and many more.

The accommodation is more fully described as follows:

Entrance Door To

Porch A glazed door leads to a

Reception Hall With radiator and cupboard to under stairs. Window to side, Door leads off to

Living Room A spacious room with multi fuel stove and radiator. Double glazed bay window to the front



A door then leads through to a

Dining Room With gas fire with boiler behind. Built in cupboard and radiator. Double opening glazed doors lead to a

Kitchen With fitted units, stainless steel sink unit. Windows to two elevations.



From the Dining Room a door also leads through to a

Study Door also to

Rear Porch With double glazed door to outside and door to

Bathroom With bath, WC and handbasin. Radiator.

On the first floor

Bedroom 1 With radiator. Wardrobe and blanked off fireplace. Double glazed window to the front.



Bedroom 2 With radiator and built in wardrobe. Double glazed window

Bathroom With WC and hand basin. Double glazed window to side,

Outside The property is approached off the A49 by way of a shared driveway which leads to the rear of the house, giving access to a very generous sized garden with areas of lawn and large vegetable section. Further lawn and flower borders to the front. Within the garden there are two garden sheds.



Agent's Note Prospective purchasers should be aware that the property is adjacent to the A49.

Services We understand that mains water, electricity and gas are connected to the property. Private shared drainage.

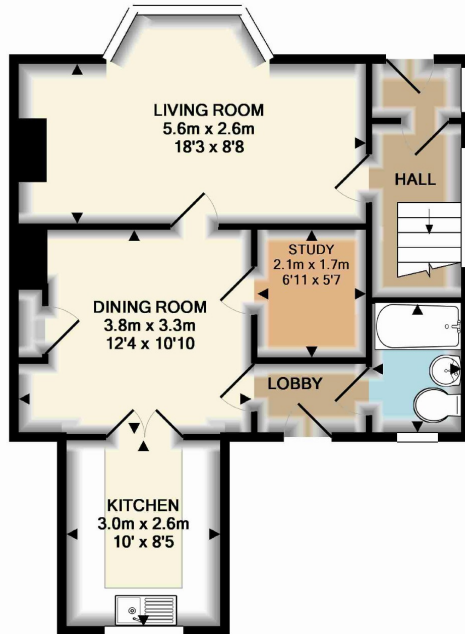
Tenure We understand that the property is Freehold.

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Telephone 0345 678 9000

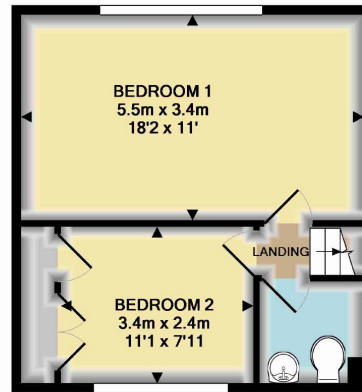
Directions From Craven Arms, proceed north on the A49. Do not take the turn adjacent to Jewson's builders' merchants but continue along and you will see the entrance to Grove Bank just a short distance before the turning to Wistanstow, on your left hand side.

Viewings By appointment with the Agents on 01588 672728.

Out of Office Enquiries Please contact Anthony Wood on 01588 673890.



GROUND FLOOR
APPROX. FLOOR
AREA 50.5 SQ.M.
(543 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(351 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.1 SQ.M. (895 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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