



# SAMUEL WOOD



## 12 Onnybrook Drive

Craven Arms, Shropshire, SY7 9PP

This spacious 3 bedroom semi-detached house of concrete sectional construction is located within a short walk of Craven Arms town centre, outside there is excellent driveway parking, Garage and large rear Garden. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Reception Porch, Cloakroom, Reception Hall, Kitchen / Diner, Living Room, Conservatory, First Floor Landing with 3 Bedrooms and Shower Room. EPC rating D No Onward Chain

Offers Based On: **£135,000**

**Spacious 3 Bedroom semi-detached is located within a short walk of Craven Arms town centre offering a good range of facilities and a main line railway station. Accommodation which is in need of improvements is fully described as follows:**

**Inserted paragraph** Front door opens into

**Reception Porch** With large window to frontage

**Cloakroom** Having window to frontage and a white suite wc and wash hand basin with vanity cupboard

**Reception Hall** Small under stairs storage

**Living Room** Having window overlooking the large rear garden, wall mounted gas fire, sliding doors into



**Rear Conservatory** Being of upvc construction windows and doors to rear garden, tiled floor and glass roof



**Kitchen/Dining Room** Has window to frontage, small pantry cupboard, ample room for table and chairs. Range of matching units with wood styled fronts, heat resistant work surfaces, stainless steel sink unit, planned space for cooker, washing machine and room for fridge freezer



**First Floor Landing** Having access to roof space, boiler cupboard housing the Glo-worm gas boiler which heats domestic hot water and radiators

**Bedroom 1** Has window overlooking the rear garden

**Bedroom 2** Has window to frontage, double doors into wardrobe cupboard with hanging rail and shelf



**Bedroom 3** Has window to rear elevation



**Shower Room** Has window to frontage, suite includes wc, pedestal wash hand basin and a large walk in shower area with seat, grab rail and Triton electric shower over



**Outside** The property has open plan front garden which is gravelled for ease of maintenance, slabbed pathway leading to the front door. There is also a tarmacadam driveway which provides parking and in turn leads to a single Garage. The rear garden of the property is an important feature and is of exceptionally good size, in the main it is laid to lawn is flat and level with high board fencing and mature hedging aiding privacy. There is a Greenhouse and Garden Shed.



**Services** Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators and telephone to BT regulations. Windows are upvc double glazed

**Tenure** We understand that the property is freehold

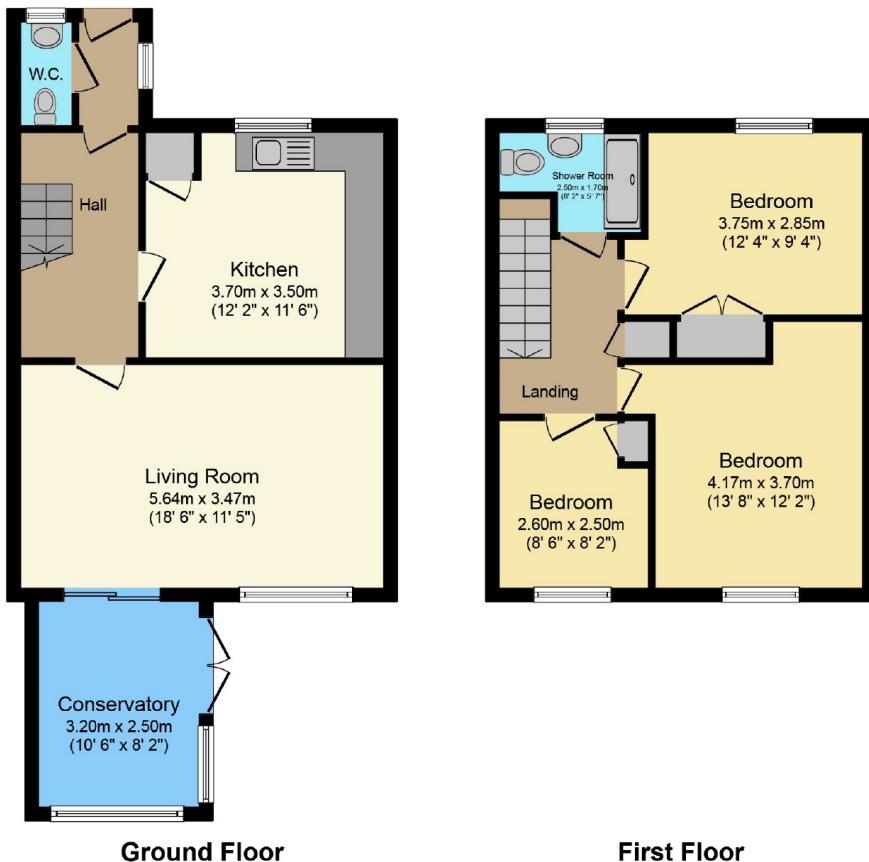
**Local Authority** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND Telephone 0345 678 9000

**Directions** From the A49 take the Corvedale Road, 2nd left into Mayfield avenue continue straight on to Onnybrook Drive

**Agents Notes** Please note the construction of the property is concrete sectional and therefore obtaining a mortgage will be more difficult

**Viewings** Please contact the Craven Arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

For out of office enquires please call Andrew Cadwallader on 07974 015764



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Printed on: 10th November 2020

Ref: 10426 Last Amended: 10th November 2020



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