



SAMUEL WOOD



3 Redwood Drive

Craven Arms, Shropshire, SY7 8EZ

This three bedroom end of terrace cottage located on a quiet private no through road in the village of Aston On Clun. Accommodation which has been extended and completely modernised by the current vendors' benefits from upvc double glazing and oil fired heating briefly includes: Reception Hall, Cloakroom, Sitting Room, Dining Room, Kitchen Diner, Utility, 3 Bedrooms, En-suite, Bathroom and Garage. EPC D

Guide Price: **£315,000**

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3 Redwood Drive is a beautifully presented modern home ideal for a family or retirement buyer. The property is located in the South Shropshire Village of Aston on Clun. The area surrounding is one of Outstanding Natural Beauty. Local amenities include a Public House, Village Hall, Village Shop and a Garage, whilst the town of Craven Arms is only approximately 3 miles away, which offers a wide range of recreational and educational facilities.

Front door opens into

Reception hall Having upvc double glazed window, door into under stairs storage cupboard housing Worcester oil fired boiler.

Cloakroom Having tiled floor, WC, pedestal wash hand basin in suite of white, wall mounted radiator and upvc double glazed window to side elevation.

Sitting Room Having 2 wall mounted radiators, Clearview wood burning stove and upvc double glazed window to frontage and glazed doors opening into kitchen diner .



Dining Room Having wall mounted radiator and upvc double glazed window to rear elevation



Spacious Kitchen Diner Which has been added by the current vendors. Having a range of matching units to include base cupboards, drawers, heat resistant work surfaces, 1 1/2 bowl sink drainer unit, integrated dishwasher, Siemen's ceramic 5 ring hob with extractor positioned above, integrated Siemen's double oven and planned space for large fridge freezer. Wall mounted radiator and upvc double glazed windows to side and rear elevations, large vellux window and triple bifold doors opening out into the garden.



Utility Room Having a range of units to include base cupboards and wall cupboards, heat resistant work surfaces, single bowl sink drainer unit, planned space for washing machine, tumble dryer and under counter fridge or freezer.

Staircase then rises to

First Floor Landing Having two vellux windows, access to roof space and door into large airing cupboard having shelving and housing the megaflow hot water cylinder

Bedroom 1 Having wall mounted radiator and upvc double glazed window to frontage



Ensuite Having extensively tiled walls, WC, hand basin and large walk in shower unit in suite of white, wall mounted radiator and upvc double glazed window to rear elevation



Bedroom 2 Having wall mounted radiator, fitted wardrobe with hanging rail and shelf with upvc double glazed window to rear elevation



Bedroom 3/Study Having wall mounted radiator, fitted wardrobe and upvc double glazed window to frontage



Bathroom Having Bath, WC, hand basin, bidet and separate shower unit in suite of white, extensively tiled walls, wall mounted radiator and vellux window.



Outside The property is approached by a private road, a pathway which is surrounded by flowerbeds and different shrubs then leads to front entrance door a gravel pathway then leads to the side of the house. A wicket gate leads to the side garden which is mostly laid to lawn with flowerbed borders. There is a Store Room also enclosing the oil tank. At the rear of the property there is a gravelled area with a good sized patio, large log & bin store and gate out into parking area.



Garage From the garden there is an access door into the garage which measures 5.64m x 2.85m plus eaves storage. Having light and power fitted and an up and over door out onto the properties parking space.

Agents Note There is a right of way for the two adjoining properties under the archway, to the parking area.



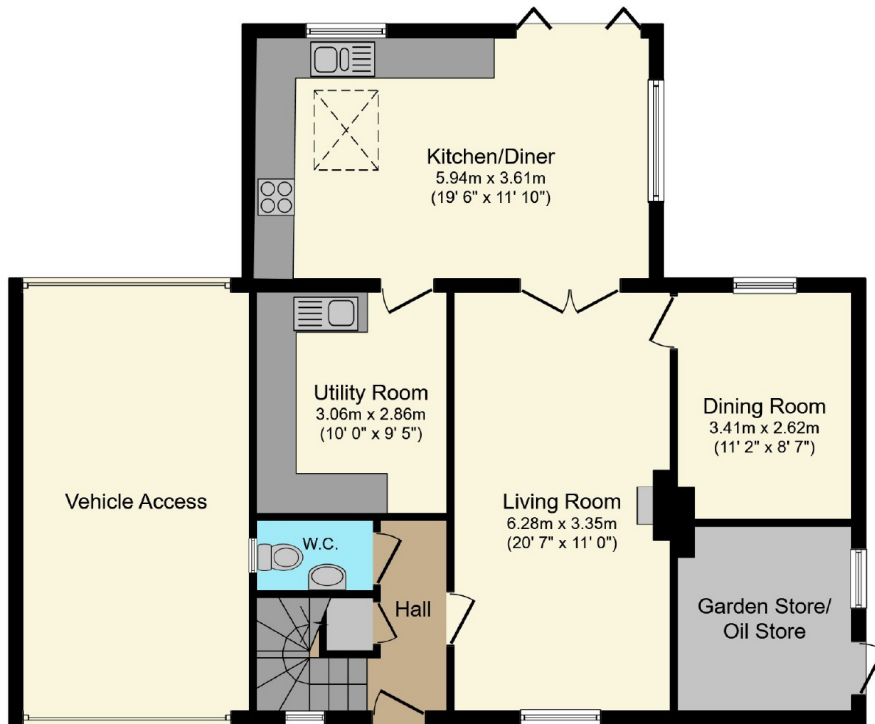
Services Mains electricity, water and drainage. Oil fired central heating

Tenure We understand the property to be freehold

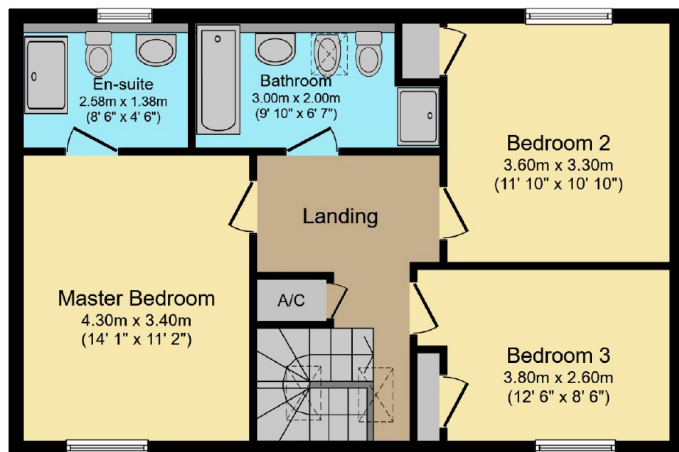
Local Authority Shropshire Council

To View This Property To view this property please contact our office on 01588 672728 or email cravenarms@samuelwood.co.uk

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Ground Floor



First Floor

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also Mayfair Office, London

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