



SAMUEL WOOD

8 Clun Road, Aston-On-Clun, Craven Arms, Shropshire, SY7 8EW

Offers In The Region Of £220,000



8 Clun Road

Aston-On-Clun, Craven Arms, Shropshire, SY7 8EW



- Three-bedroom mid-terrace cottage in a sought-after village location
- Bright kitchen/dining room with vaulted ceilings
- Three well-proportioned bedrooms and additional landing storage
- Exceptional enclosed rear garden, ideal for families and pets
- Offered for sale with no onward chain
- Spacious living room with exposed beams and wood-burning stove
- Large pantry/utility room providing excellent storage
- Quirky bathroom full of unique character and charm
- Perfect for first-time buyers, downsizers, or investment purchasers

This charming and characterful three-bedroom mid-terrace cottage occupies a delightful position in the popular village of Aston on Clun and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Approached via a shared driveway, the property is entered via its own gate, creating a welcoming first impression. Stepping inside, you are greeted by a spacious sitting room full of charm and character, featuring exposed beams and fireplace with a Clearview wood-burning stove.

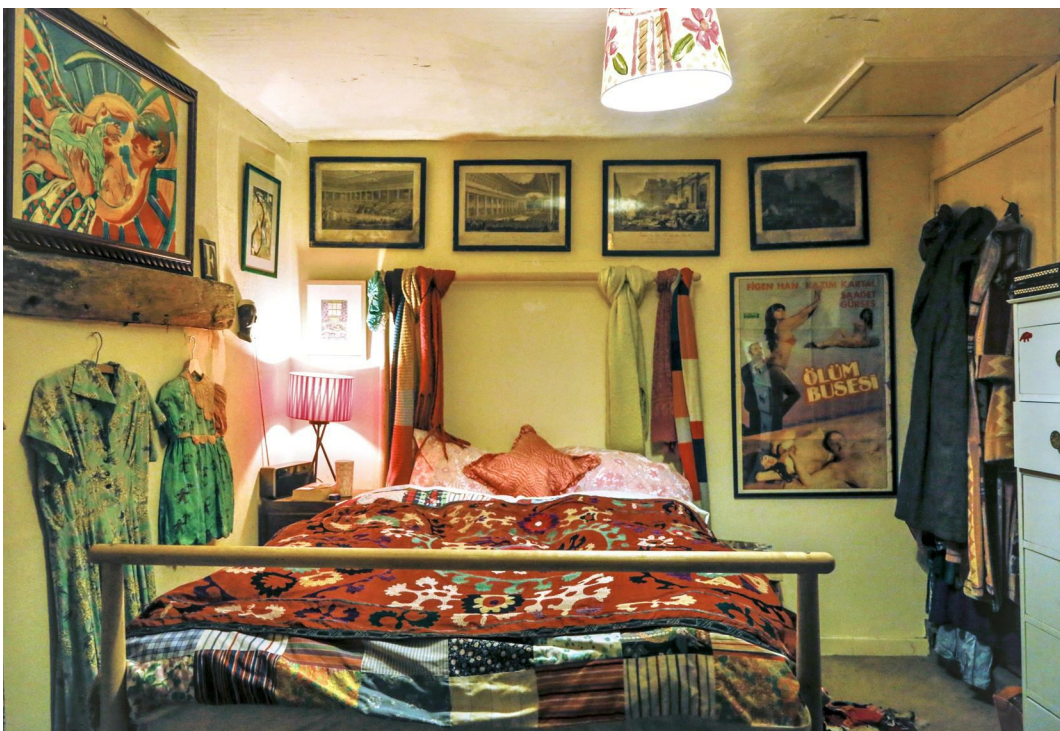
To the rear, the bright and airy kitchen/dining room provides a wonderful space for everyday living and entertaining. Boasting a vaulted ceiling that enhance the sense of space and light, the kitchen has a distinctive vintage feel with doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. A generously sized pantry/utility room offers exceptional storage and practicality, far exceeding what you would typically expect from a property of this size.

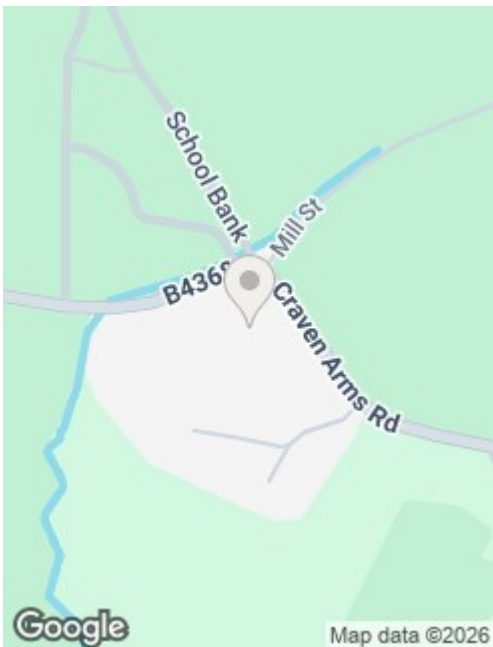
The first floor comprises three bedrooms and a family bathroom. The first bedroom is currently utilised as a home office but could comfortably accommodate a single bed. The bathroom continues the property's charm with colourful period-inspired décor. A spacious double bedroom overlooks the rear garden while the principal bedroom benefits from plenty of space for all your bedroom furniture. Additional storage can also be found on the landing.

Outside, the property truly comes into its own. The impressive rear garden is a standout feature, offering an exceptional amount of outdoor space that is rarely found with a home of this size. Fully enclosed and ideal for children and pets, it provides endless opportunities for gardening, entertaining, or simply relaxing in a peaceful setting.

Combining character, individuality, and generous outdoor space, this unique home offers a wonderful opportunity to enjoy village life in a sought-after location. Early viewing is highly recommended.







Directions

Please use the what3words to locate the property using reference [///powering.solutions.toys](https://www.what3words.com////powering.solutions.toys) this will take you to the driveway of the property.

Services: We understand that the property has electric fired central heating, mains electric, mains water and mains drainage. EPC F.

Broadband Speed: Basic 10 Mbps, Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: C

Agent Note: There is a flying freehold over property no.9.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

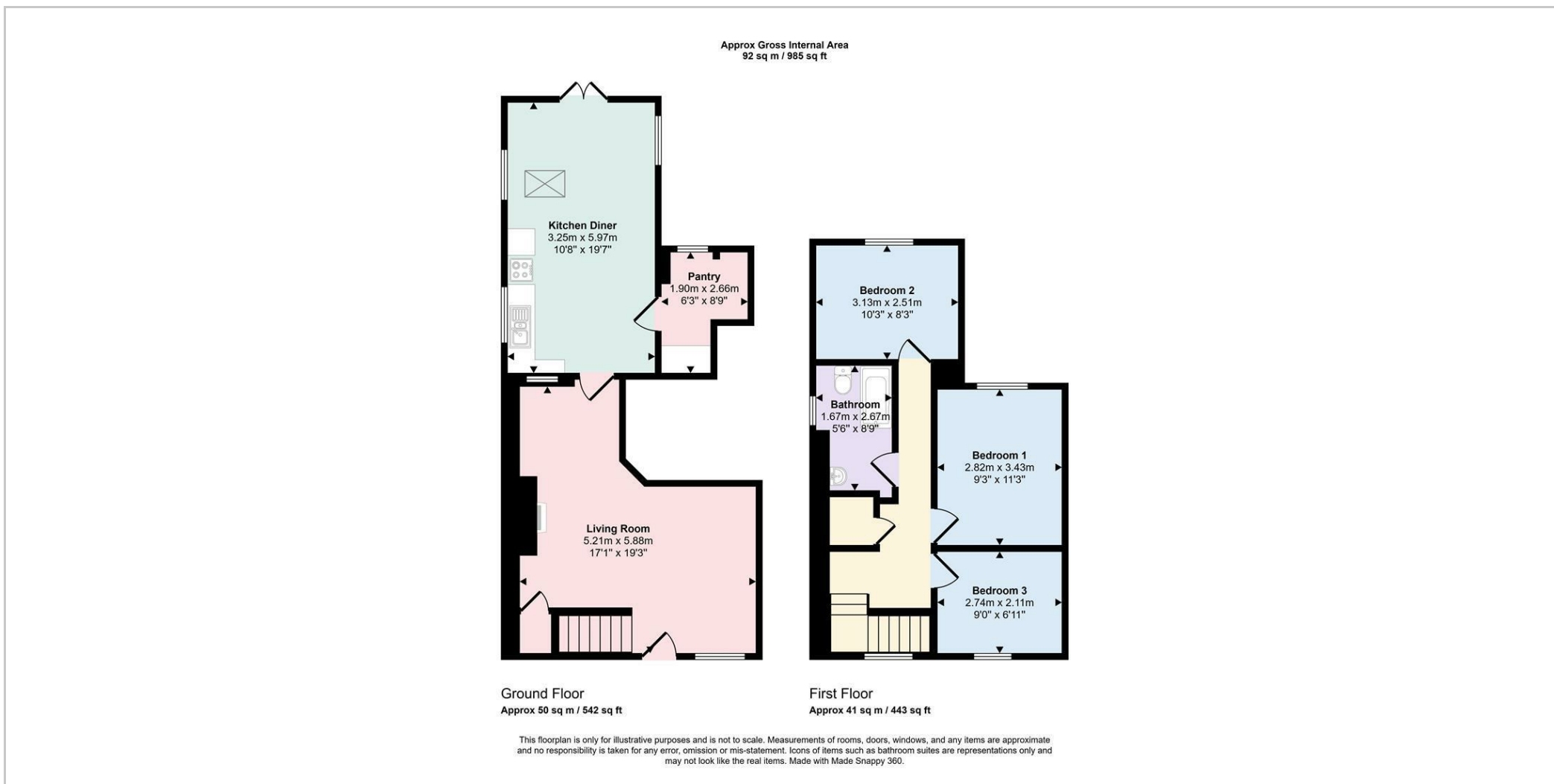
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







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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