

SAMUEL WOOD

9 Mayfield Avenue, Craven Arms, SY7 9PL

Offers In The Region Of £170,000



9 Mayfield Avenue

Craven Arms, SY7 9PL

4 1 1 D

- 4 spacious bedrooms
- Semi-detached house
- Located on Mayfield Avenue
- 1 cosy reception room
- Quiet residential area
- 1 modern bathroom
- EPC D
- Close to Craven Arms amenities
- Ideal family home
- Viewing recommended

This substantial semi-detached home in Mayfield Avenue presents an excellent opportunity for buyers looking for a property with space, character, and huge potential.

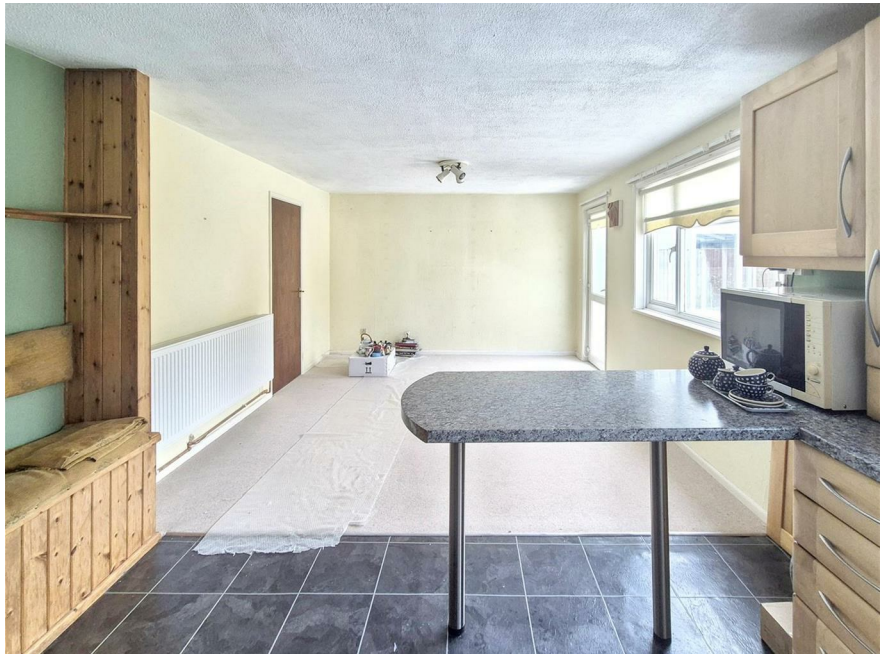
Offering four well-proportioned bedrooms and generous living accommodation, the property is far larger than it may initially appear, providing ample space for family living, entertaining, or future reconfiguration. A spacious reception area welcomes you in, setting the tone for the scale and flexibility throughout.

Set on an impressive plot, the property boasts extensive gardens, a truly unusual feature for this style of home. The outdoor space offers fantastic potential for landscaping, outdoor living, or further development (subject to the necessary permissions).

Located in the popular town of Craven Arms, the property benefits from a friendly community atmosphere and convenient access to local amenities, schools, and beautiful countryside.

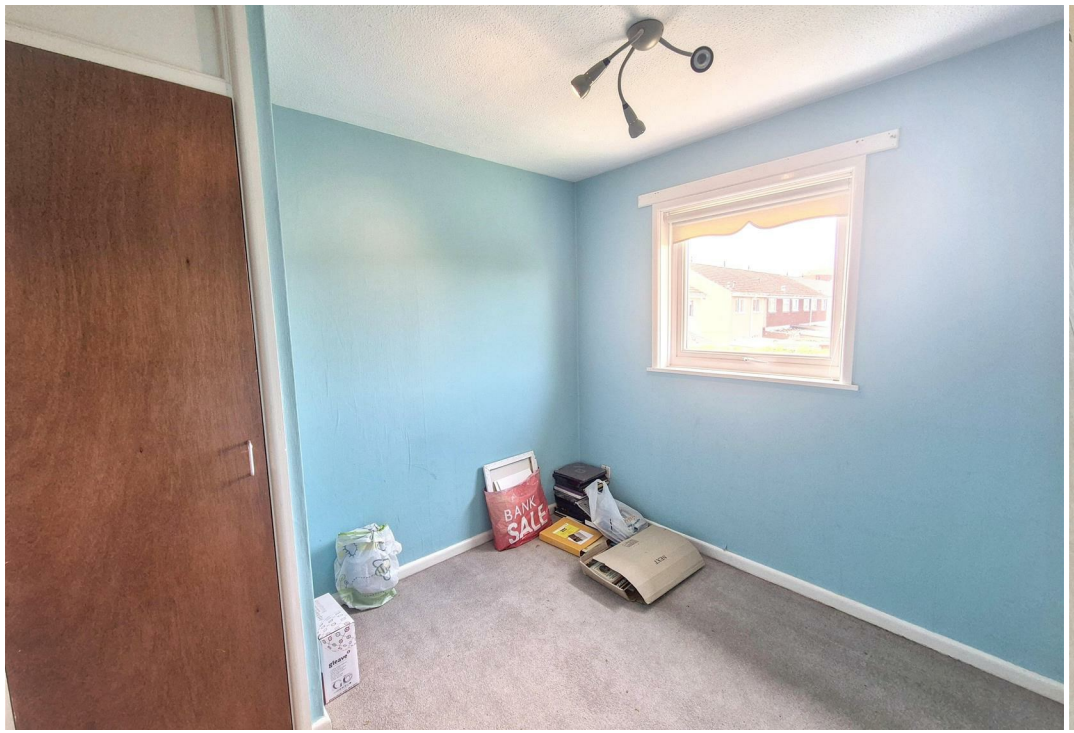
Requiring modernisation and being of non-standard construction, this property is ideally suited to cash buyers seeking a rewarding project with significant scope to add value.
A unique opportunity not to be missed — early viewing is highly recommended.







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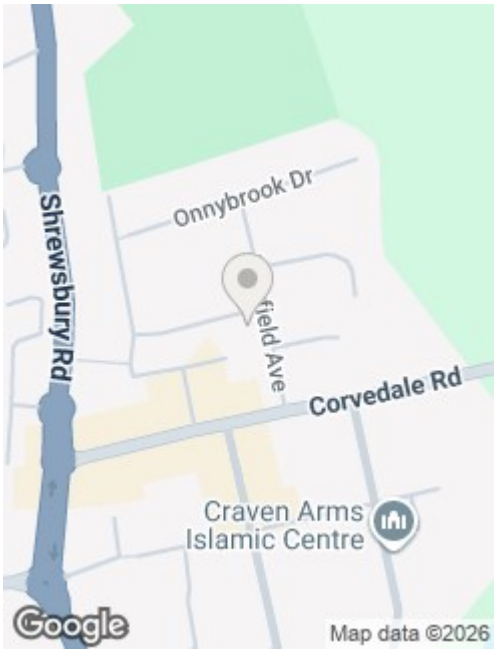


Directions

Please use the what3words app to locate the property using reference ///rejoin.twitchy.funky which will lead you directly outside the property.

Services: We understand that the property has a new gas central heating system, mains electric, mains water and mains drainage.

Broadband Speed: Basic 20 Mbps, Superfast 80 Mbps and Ultrafast 950 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: A

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.

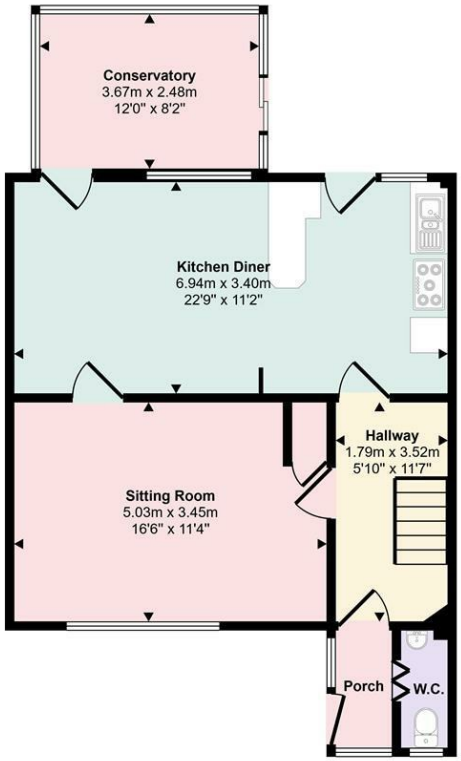
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



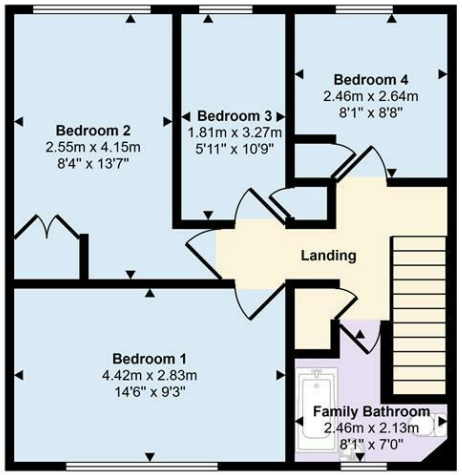


Floor Plans

Approx Gross Internal Area
115 sq m / 1233 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.