

SAMUEL WOOD

19 Brooklands Park, Craven Arms, SY7 9RL

Offers In The Region Of £170,000



19 Brooklands Park

Craven Arms, SY7 9RL

2 1 1 D

- Conveniently located 2 bedroomed mid terraced property
- 2 double bedrooms
- Family Bathroom
- Plenty of storage space throughout
- Useful conservatory to the rear
- Large shed in rear garden
- Peaceful location
- Perfect for transport links
- EPC Band D
- Contact for early viewings



Located in Brooklands Park, Craven Arms, this beautifully presented mid-terraced home offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Well maintained throughout, the property enjoys a bright and welcoming atmosphere, with stylish accommodation perfectly suited to modern living.

At the heart of the home is the fabulous dining kitchen, a superb space for cooking, dining and entertaining. There is large comfortable reception room with snug area and a very useful conservatory overlooking the rear garden, adding great storage space for coats and shoes and the end of a busy day.



Upstairs, the property offers two generously sized double bedrooms and a well-appointed family bathroom, providing comfortable and practical accommodation.

Outside, there are attractive front and rear gardens perfect for play or relaxation. A useful garden shed provides additional storage, while the allocated parking space adds everyday convenience.

The property is ideally positioned to enjoy everything Craven Arms has to offer. Families will appreciate the proximity to well-regarded local schools, including Stokesay Primary School and Onny C of E Primary School, both easily accessible from the property.

For those who enjoy an active lifestyle, the surrounding area offers an abundance of recreational opportunities. The nearby Shropshire Hills National Landscape provides miles of scenic walking, cycling and outdoor pursuits, while the popular Stokesay Castle, local parks, playing fields and green spaces offer excellent opportunities for family outings and leisure activities. The town also benefits from sports and community facilities, making it a wonderful place to enjoy both town and country living.















Directions

Please use the what3words app to locate the property using reference ///covenants.fidelity.zinc. This will take you to the footpath of the property.

Services: We understand that the property has LPG central heating, mains electric, mains water and mains. EPC D

Broadband Speed: Basic 17 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: B

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.

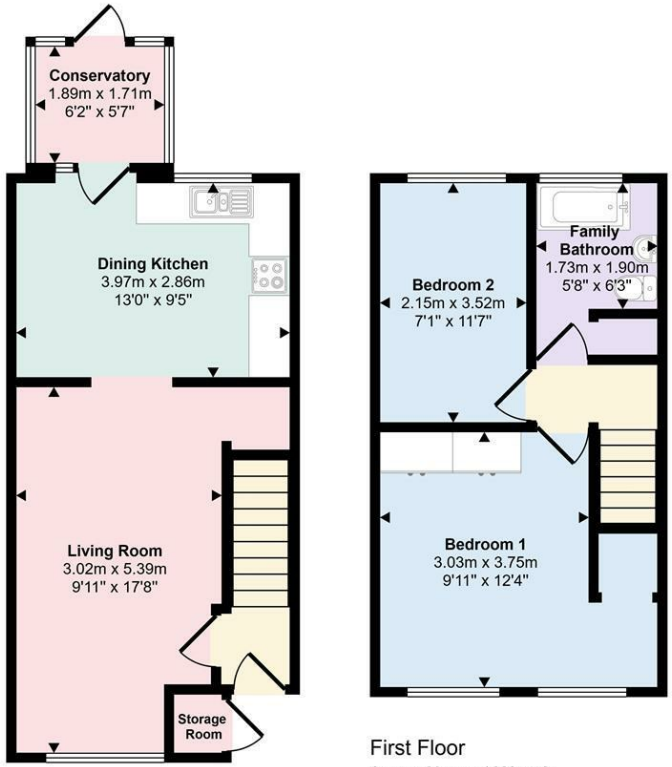
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Floor Plans

Approx Gross Internal Area
67 sq m / 723 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 30 sq m / 322 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.