

SAMUEL WOOD

7 Chapel Road, Clungunford, Craven Arms, Shropshire, SY7 0PP

Offers Based On £375,000



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- 3/4 bedroom semi detached cottage
- Popular village location
- Modern features throughout the home
- Viewing recommended
- Large extensions to both side and rear
- Character and charm
- Driveway parking and gardens
- No onward chain

This much improved and substantially extended 3/4 bedroom semi detached cottage sits in a tucked away position in this popular South Shropshire village, enjoying driveway parking and enclosed gardens. Accommodation mixing a blend of character features and modern creature comforts, extends to 1500 square feet and offers comfortable but versatile space for either a family or somebody retiring into the area. Viewing highly recommended and no onward chain.



Accommodation

The property is approached into a porch which in turn leads into an open plan kitchen dining room. There are period features to include fireplace, flagstone flooring, timber ceiling and exposed timber features as a room divider. The kitchen is comprehensively fitted with a matching range of units with grey fronts and oak worksurface, integrated electric hob, cooker, extractor, fridge freezer and dishwasher. Windows to both front and rear and a cloakroom having oak engineered floor and a suite in white.

The rear extension provides a fantastic living room with double doors, single door and three windows overlooking the rear garden, with engineered oak floor. There is then a study/bedroom with windows to frontage.
The first floor landing with a lovely large roof window, has two good size storage cupboards and gives access to 3 double bedrooms, the main bedroom having an exposed stonewall, exposed floorboards and access to eve storage. There is a luxurious ensuite having a freestanding scroll edge bath with claw feet, and a WC and wash hand basin. The other two bedrooms are then serviced by a large shower room, again with a modern suite of double shower cubicle, wash hand basin and vanity cupboard with sink.











Location

Tucked away off a lane and sitting in this well sought after village of Clungunford, with facilities that include a village hall with pub nights, church and an active community. The larger village of Leintwardine is approximately 3 miles in distance and has a good range of facilities, whilst the town of Craven Arms is a short drive and there's a large range of facilities and a mainline railway station.

Outside

The property sits in a tucked away location off the main road in this popular South Shropshire village and is accessed onto a gravel driveway providing parking with brick edged borders, small lawn, shrubs and mature hedging. A pathway leads to the side of the property into the rear garden, which has been recently landscaped to include a flagstone paved seating area at the rear of the house and steps that lead up onto a lawned garden.

Agent Note

A small section of the Properties land carries a footpath, but this is fenced off to protect privacy.

Services

Services: We understand that the property has oil fired heating via an externally housed Worcester boiler, mains electric and water, shared private drainage (cost for maintenance and running are shared between the properties that use the system).

Broadband Speed: 8 - 80 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

From the Craven Arms direction take the first turn into the village, on the right hand side and the property will be found down here, on the right, as indicated by the agents for sale sign.







Floor Plans



Total floor area: 142.4 sq.m. (1,532 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.