

SAMUEL WOOD

24 Roman Downs, Craven Arms, SY7 9LX

Offers In The Region Of £315,000


BOSCH

24 Roman Downs

Craven Arms, SY7 9LX

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- 3 Bedroom Detached Bungalow For Over 55s
- 2 Reception Rooms
- 3 Double Bedrooms
- Lots of Storage
- Driveway Parking
- No Onward Chain



Nestled in the popular cul-de-sac of Roman Downs, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its prime location on the edge of town, residents will enjoy easy access to a variety of amenities, including a mainline railway station and a selection of shops, all just a stone's throw away.



The accommodation featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The living room is inviting and bright, while the dining room offers a perfect setting for family meals. The kitchen is functional and well-equipped also having the benefit of a utility room and there's a lovely bright conservatory.

This bungalow comprises three generously sized double bedrooms, ensuring plenty of room for family or guests. One of the bedrooms benefits from an ensuite bathroom, providing added privacy and convenience, while a separate bathroom serves the other two bedrooms.

Outside, the property is complemented by well-maintained gardens to both the front and rear, creating a peaceful outdoor space to enjoy. The driveway accommodates parking for two vehicles, making it practical for you and your visitors.













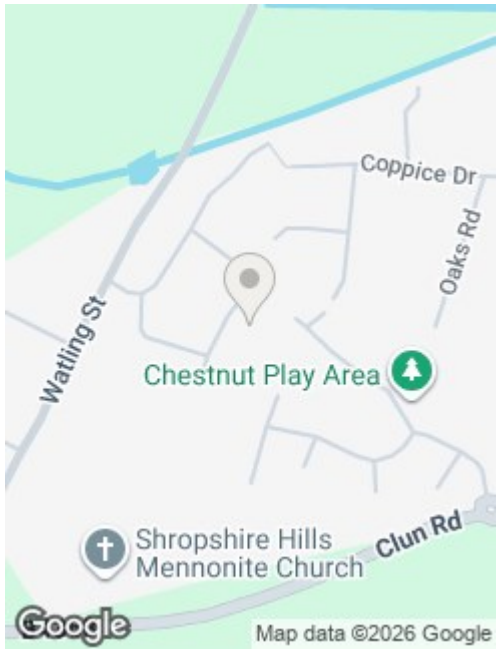

Directions

What3words ///chum.fells.slides

Agents Notes:
1). The development is for over 55 year olds
2). There is a fee for the maintenance of communal areas which was £280.92 for March 24-April 25.

Services: We understand that the property has gas fired central heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 16Mbps, Superfast 33Mbps, Ultrafast 950Mbps

Flood Risk: no risk

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: C

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 Craven Arms office on 01588 672728 or email Cravenarms@samuelwood.co.uk.







Floorplan

Floor area 119.0 sq.m. (1,281 sq.ft.)

Total floor area: 119.0 sq.m. (1,281 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.