

for sale

price on application



## Temperance Place Craven Arms SY7 9RT

A very rare opportunity to purchase a whole block of 4 apartments. Stunning location with excellent transport links and great rental return. FREEHOLD included.

**CALL THE BRANCH NOW on 01562 68214 TO BOOK YOUR VIEWING**

# Temperance Place Craven Arms SY7 9RT

## Communal Entrance

The door to the front opens to the communal entrance with telephone entry system, stairs to the first floor and doors to Apts 24, 25, 26 & 27.

## No. 24 ( Ground Floor )

### Hallway

Doors to living room, bedroom and shower room, carpeted flooring, radiator and a mains wired smoke detector.

### Living Room & Kitchen

15' 10" max x 14' 11" max ( 4.83m max x 4.55m max )

Open plan layout with living area having two double glazed windows to the front, carpeted flooring, a TV aerial point and two radiators. The kitchen space is fitted with an integrated fridge/freezer and dishwasher, built in oven and grill, ceramic hob, cooker hood over and space and plumbing for a washing machine. Wall mounted gas central heating boiler, one and a half sink and drainer unit and vinyl flooring.

### Double Bedroom

12' 3" x 9' 5" ( 3.73m x 2.87m )

Double glazed window to the rear, carpeted flooring and radiator.

## Shower Room

8' 6" x 5' 10" ( 2.59m x 1.78m )

Low flush w/c, wash hand basin and shower cubicle. Double glazed window to the rear, vinyl flooring and a chrome towel rail radiator.

## No. 25 ( First Floor Duplex )

### Hallway

Stairs to the second floor landing, doors to the living room, bedroom and shower room, carpeted flooring, radiator and a mains wired smoke detector.

### Living Room & Kitchen

24' 7" x 12' 5" ( 7.49m x 3.78m )

Open plan layout with living area having a double glazed window to the front, carpeted flooring, a TV aerial point and two radiators. The kitchen space is fitted with an integrated fridge/freezer and dishwasher, built in oven and grill, ceramic hob, cooker hood over and space and plumbing for a washing machine. Wall mounted gas central heating boiler, one and a half sink and drainer unit, double glazed window to the rear and vinyl flooring.



**Shower Room**

8' x 4' 10" ( 2.44m x 1.47m )

Low flush w/c, wash hand basin and shower cubicle. Double glazed window to the front, vinyl flooring and a chrome towel rail radiator.

**Second Floor Landing**

From the hallway, stairs lead to the second floor landing, with doors to the bedrooms and shower room, radiator, carpeted flooring and a built-in storage cupboard.

**Bedroom One**

13' 3" x 12' 1" max into dormer (4.04m x 3.68m max into dormer)  
Double glazed window to the front, carpeted flooring and radiator.

**Bedroom Two**

13' 3" x 9' 9" max into dormer ( 4.04m x 2.97m max into dormer )  
Double glazed window to the rear, carpeted flooring and radiator.

**Shower Room**

7' 6" x 5' 8" min ( 2.29m x 1.73m min )

Low flush w/c, wash hand basin and shower cubicle. Vinyl flooring and a chrome towel rail radiator.

**No. 26 ( Ground Floor )**

**Hallway**

Doors to living room, bedroom and shower room, carpeted flooring, radiator and a mains wired smoke detector.

**Living Room & Kitchen**

21' 3" max x 14' 7" max ( 6.48m max x 4.45m max )

Open plan layout with living area having a double glazed window to the front, carpeted flooring, a TV aerial point and two radiators. The kitchen space is fitted with an integrated fridge/freezer and dishwasher, built in oven and grill, ceramic hob, cooker hood over and space and plumbing for a washing machine. Wall mounted gas central heating boiler, one and a half sink and drainer unit, double glazed window to the front and vinyl flooring.

**Double Bedroom**

12' 6" x 9' 7" ( 3.81m x 2.92m )

Double glazed window to the rear, carpeted flooring and radiator.

**Shower Room**

7' 4" x 5' 11" max ( 2.24m x 1.80m max )

Low flush w/c, wash hand basin and shower cubicle. Double glazed window to the rear, vinyl flooring and a chrome towel rail radiator.

**No. 27 ( First Floor Duplex )**

**Hallway**

Stairs to the second floor landing, doors to the living room, bedroom and shower room, carpeted flooring, radiator, a mains wired smoke detector and a built in storage cupboard.

**Cloakroom**

Low flush w/c and a wash hand basin. Double glazed window to the rear, vinyl flooring and a chrome towel rail radiator.

**Living Room & Kitchen**

24' 7" x 14' ( 7.49m x 4.27m )

Open plan layout with living area having a double glazed window to the front, carpeted flooring, a TV aerial point and two radiators. The kitchen space is fitted with an integrated fridge/freezer and dishwasher, built in oven and grill, ceramic hob, cooker hood over and space and plumbing for a washing machine. Wall mounted gas central heating boiler, one and a half sink and drainer unit, double glazed window to the rear and vinyl flooring.

**Second Floor Landing**

From the hallway, stairs lead to the second floor landing, with doors to the bedrooms and shower room, radiator and carpeted flooring.

**Bedroom One**

16' 7" max x 12' 1" max into dormer ( 5.05m max x 3.68m max into dormer )  
Double glazed window to the front, carpeted flooring and radiator.

**Bedroom Two**

14' 9" x 9' 9" max into dormer ( 4.50m x 2.97m max into dormer )  
Double glazed window to the rear, carpeted flooring and radiator.

**Shower Room**

6' 10" x 6' 2" ( 2.08m x 1.88m )

Low flush w/c, wash hand basin and shower cubicle. Vinyl flooring and a chrome towel rail radiator.

**The Apartment Block**

SERVICES - Each apartment has a BT Fibre Optic connection, along with a communal TV aerial system.

ALLOCATED PARKING - The 1 bed apartments have 1 parking space each and the duplex apartments have 2 each.

COMMUNAL GARDEN - Found at the rear of the block which is maintained under the service charge.









To view this property please contact Connells on

**T 01562 682 14**  
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28-29 Worcester Street  
KIDDERMINSTER DY10 1ED

Property Ref: KMR308565 - 0006

**Tenure:** Leasehold

**EPC Rating:** Exempt

**view this property online [connells.co.uk/Property/KMR308565](https://connells.co.uk/Property/KMR308565)**

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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