

SAMUEL WOOD

20 Roman Downs, Craven Arms, SY7 9LX

Offers In The Region Of £69,000



20 Roman Downs

Craven Arms, SY7 9LX

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- Well Presented Semi-Detached Bungalow
- Three Bedrooms and Wet Room
- Enclosed Rear Patio Garden
- Specifically for the over 55's
- EPC 'PENDING'
- Sought After Location, Near Amenities
- Open-Plan Kitchen / Diner / Lounge
- Off-Road Parking for One Vehicle
- 50% Shared Ownership

Property with Shared Ownership. Sitting in the picturesque countryside of Craven Arms, this charming property offers modern comfort in the sought-after Roman Downs neighborhood. This residence presents an exceptional opportunity for those seeking tranquility without sacrificing convenience. This delightful semi-detached shared ownership bungalow has 3 bedrooms, wet room, kitchen / diner, lounge, low maintenance enclosed rear patio garden and parking for one vehicle to the front of the property.

The market town of Craven Arms is nearby offering a range of amenities including independent shops, supermarket, cafes, public houses and essential services. Surrounded by stunning countryside, residents can enjoy scenic walks and easy access to the Shropshire Hills Area of Outstanding Natural Beauty. There are excellent transport links, including the nearby A49 and Craven Arms mainline railway station.

Boasting well proportioned rooms and a thoughtful layout, this property offers ample space for comfortable living. The well-appointed kitchen / Diner is equipped with built-in oven and gas hob with ample storage and planned space for further appliances. The open-plan living area is designed for relaxation, featuring warm tones and inviting ambiance, the lounge benefits from a feature fireplace and French doors to the rear garden.

Three bedrooms are arranged around the central hallway, each room is bright and airy with plenty of natural light. The house shower room has a suite in white comprising pedestal wash hand basin, electric shower with vinyl wet room flooring and W.C.

Step outside into the private rear garden with views over open countryside, to the front is an area laid to lawn with herbaceous borders and a parking space for one vehicle.







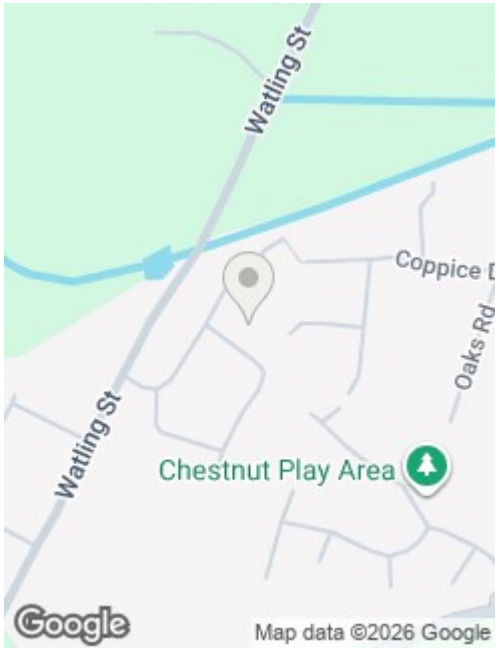












Directions

Services: We understand that the property has gas central heating, mains electricity, mains water supply and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 35 Mbps

Flood Risk: Very Low.

Tenure:
We understand the tenure is Leasehold, 99 year lease, 80 years remaining.

Agents Note:
Offered with 50% shared ownership through Connexus monthly rental of £380.71, specifically for the over 55's, with local ties to the area. Further details available from the agent.

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

Council Tax Band: B

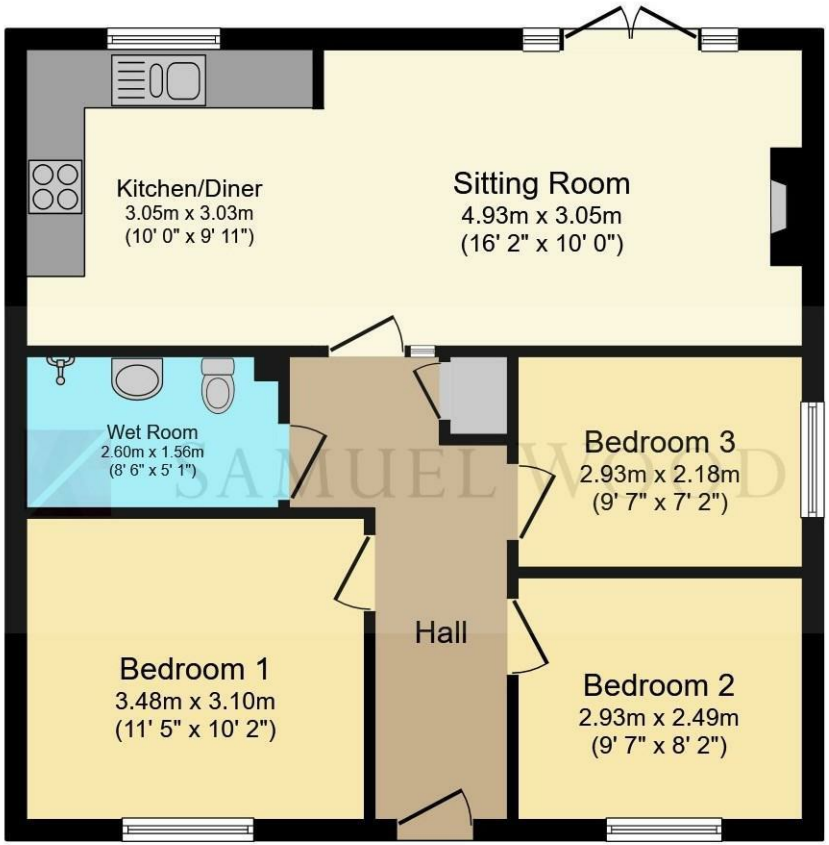
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

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.

To appreciate the charm of 20 Roman Downs, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: cravenarms@samuelwood.co.uk







Floor Plan

Floor area 63.1 m² (679 sq.ft.)

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.