



56 White Meadow Close, Craven Arms, SY7 9QP

Offers in the region of £179,950



Holters
Local Agent, National Exposure

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A well maintained, semi-detached property located towards the centre of Craven Arms, offering no upward chain, 2 bedrooms, off road parking, UPVC double glazed windows and roof solar panels and a low maintenance, south-facing rear garden.

Key Features

- Semi-Detached House
- 2 Bedrooms
- Well Maintained Accommodation
- In Need of Modernisation
- Low Maintenance Rear Garden
- Available with No Onward Chain
- Off Road Parking
- Ideal Buy-to-Let or First Time Purchase
- Relatively New UPVC Double Glazed Windows
- Neighbouring a Play Park Area

The Property

56 White Meadow Close is situated in a popular residential area of Craven Arms and is just a short walk to all of the local amenities. This well maintained, semi-detached property requires modernisation and presents an exciting opportunity for first time buyers, investors, or a small family to create their ideal home.

Available to purchase with no upward chain, 56 White Meadow Close offers 2 bedrooms, 1 reception room, 1 bathroom and a kitchen diner. The property has relatively new UPVC double glazed windows and external doors, as well as the benefit of owned roof solar panels. Outside, there is private parking for a couple of vehicles and a south-facing rear garden, while beyond the neighbouring property is a children's play park area.

When entering the property, the living room offers a large window to the front, a gas fireplace and stairs rising off to the first floor. The rear kitchen is fitted with a range of wall and base units and has

space for a dining table, while a stable door opens to the back garden. On the first floor, a landing area gives way to 2 bedrooms and the bathroom. Bedroom one is at the front of the property and has a useful built-in storage cupboard. The bathroom is fitted with a wash basin, W.C, and panelled bath with shower over.

The property features a pleasant, low-maintenance, gravelled rear garden which has fenced borders and offers a blank canvas. Additionally, there is a front driveway providing off-road parking for 2 cars, as well as a gated side access around to the rear garden.

The Location

Described as the 'Gateway to the Marches', Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a large supermarket, doctor's surgery, business park, library, post office, petrol station, butchers and its own array of independent shops, Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh marches railway line and station to Llanelli via Cardiff and North to Manchester. Slightly further afield along the A49 is the county town and birth place of Charles Darwin, Shrewsbury, which is lies 21 miles north, whilst the historic and popular town of Ludlow is just 9 miles south.

The tourist town of Ludlow is an

architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments as well as the famous Ludlow Food Festival. Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

For lovers of the outdoors, Craven Arms is a haven for nature enthusiasts and those of an active disposition. Surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area. A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire



Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

Tenure

We are informed the property is of freehold tenure.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Shropshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 36MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles
- Much Wenlock - 17 miles
- Bridgnorth - 20 miles
- Telford - 25 miles

What3Words

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Referral Fees

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

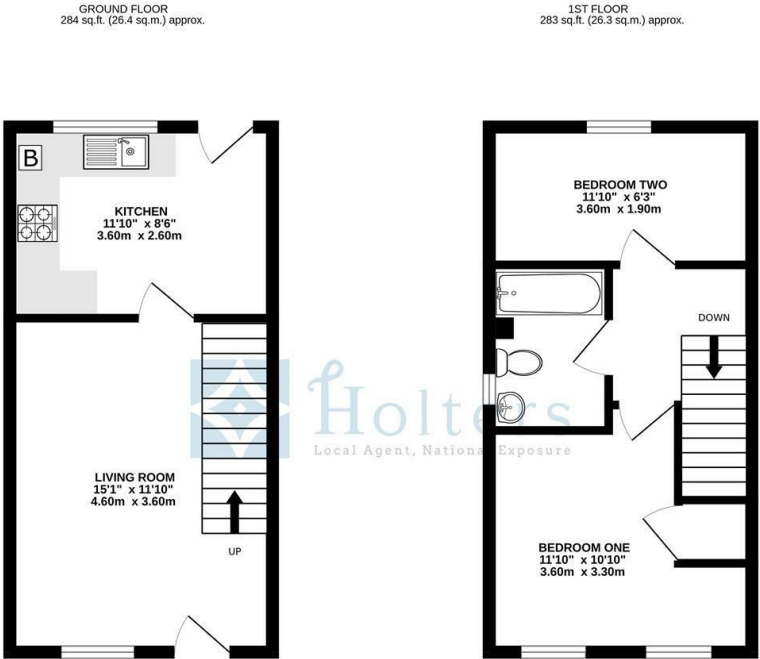
At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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