

Hill View, Clun Road, Craven Arms, SY7 9QW

Offers in the region of £350,000

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An attractive four bedroom south-facing detached residence on the sought-after Clun Road, offering scope for modernisation and updating, providing the opportunity to create a fantastic family home, situated within a generously sized plot. Benefiting from uPVC double glazing, gas fired central heating, mains services and a Single Garage. Viewing Highly Recommended. EPC 'D'.



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Hill View offers a unique opportunity to purchase a prominent detached four-bedroom house requiring some modernisation allowing the successful purchaser to make it their dream home. The property is set back off Clun Road in the centre of its plot, giving a generously sized gardens to all elevations, along with vehicular access directly off Clun Road and ample space for additional garaging.

The property could be extended into its grounds should this be desired and subject to the necessary planning consents. The accommodation is very well proportioned, lending itself to being a beautiful family home.

The property is approached off the B4368 Clun Road onto tarmacadam driveway leading directly into the front garden, providing ample parking space and the potential to erect additional garaging, subject to the necessary planning consents.

The market town of Craven Arms is a rural market town and parish situated amongst the South Shropshire countryside close to the Welsh borders and the Marches and is located on the A49 carriageway between Shrewsbury and Hereford and the heart of Wales railway line. The town lies in the valley of the River Onny on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

The town benefits from a railway station linking north to Shrewsbury, Crewe and Manchester, and south to Ludlow, Hereford, Cardiff and Swansea as well as local bus links. Local amenities include, a Post Office, Nursery and Primary Schools, a Doctors Surgery and Dental Practice, two Public Houses, a large Supermarket and many convenience stores amongst other light commercial businesses.

The town is also a visitor destination being nearby to a number of attractions including the Secret Hills Discovery Centre, the famous Land of Lost Content Museum of Popular Culture, the fortified manor house of Stokesay Castle and the picturesque Areas of Outstanding Natural Beauty.

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Porch - Door to:

Hallway - with tiled flooring, radiator, access to stairs, understairs storage and doors to:

Living Room - with laminate flooring, multi-fuel stove upon granite hearth, radiator, bay window to front, picture rail and TV point.

Dining Room - with brick fireplace with tiled hearth and open fireplace, laminate flooring, bay window to front, radiator and picture rail.

Kitchen - with vinyl flooring, gas fired AGA (heating, hot water and cooking), fitted base units with laminate worksurface over, tiled splashbacks, space for fridge, radiator, strip light, sink and drainer, windows to rear and doors to:

Pantry - with vinyl flooring, window to rear, fitted shelving, fitted base units with worksurface over.

Organey - with paved flooring, half height walls with glazing over, Perspex sloping roof, power sockets, raised beds and door to rear garden.

Conservatory - with vinyl flooring, hexagon shaped timber framed with 3/4 glazing, French doors to rear and Perspex pitched roof.

WC - with vinyl flooring, WC, radiator, and vanity unit with wash basin.

Utility Room - with tiled flooring, radiator, door to side, sink and drainer, plumbing for washing machine, worksurface space, fitted shelving and consumer unit.

Carpeted stairs to:

Landing - with carpeted flooring, picture rail, radiator, window to front and doors to:

Bathroom - with vinyl flooring, radiator, window to rear, wash basin, WC, walk-in shower, partly tiled walls, fitted cupboards and doors to:

Bedroom One - with laminate flooring, window to side and rear, fitted wardrobes and drawers and picture rail.

Bathroom - with tiled flooring, access to loft, WC, wash basin with mirror over and soap dish, radiator, window to side, panelled bath with electric shower over, partly tiled walls, mirror-fronted wall-mounted medical cabinet, and towel rail.
Airing Cupboard with hot water cylinder and slatted shelving.

Bedroom Four - with carpeted flooring, radiator, window to side and picture rail.

Bedroom Two - with carpeted flooring, radiator, window to front, feature fireplace, picture rail and fitted wardrobe.

Bedroom Three - with carpeted flooring, radiator, window to front, feature fireplace and picture rail.

Fixed Ladder to:

Attic Room - Very useable space with headspace, storage heater, Velux window, power and lighting and eaves storage.

Outside - To the front of the property is a tarmacadam driveway providing ample parking and space for a car port or garage, subject to the necessary planning consents. There is a rockery with mature shrubs and trees, bound by mature hedges. There is a side passage and access to both sides.

To the rear of the property is a paved patio area and a lawn with floral borders bound by panelled fencing and mature hedges. There is also a pagoda.

Garage - Timber framed with power and lighting, concrete floor and log store to rear.

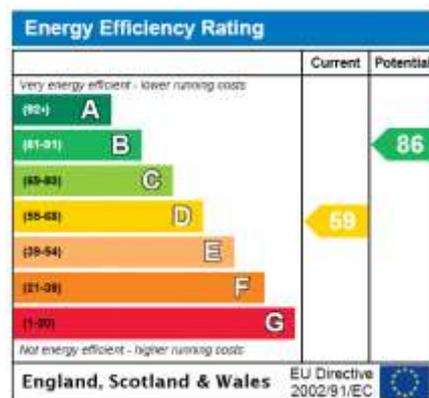
SERVICES: We are informed that the property is connected to Mains Water, Electricity, Gas and Drainage.

HEATING: Gas Fired Central Heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band E

TENURE: We are informed that the property is of freehold Tenure.



DIRECTIONS: From the A49 proceed west on the B4368 Clun Road. After passing beneath the railway bridge continue for approximately 150 yards and the property is found on the right-hand side adjacent to the Greenfields Road junction.

VIEWING: By appointment through selling agents - McCartneys LLP: 01588 672385

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

Details Last Updated: Thursday, 11 November 2021

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
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REGISTERED NO: OC310186



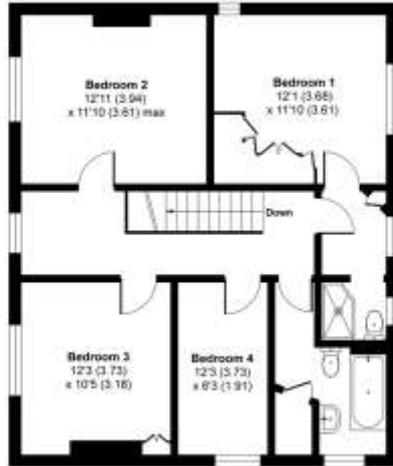
Clun Road, Craven Arms, SY7

Approximate Area = 2093 sq ft / 194 sq m (includes garage & excludes attic)

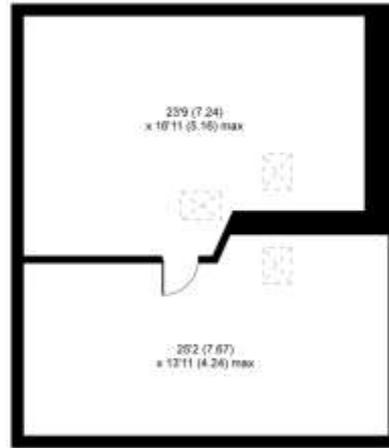
Outbuildings = 79 sq ft / 7 sq m

Total = 2172 sq ft / 201 sq m

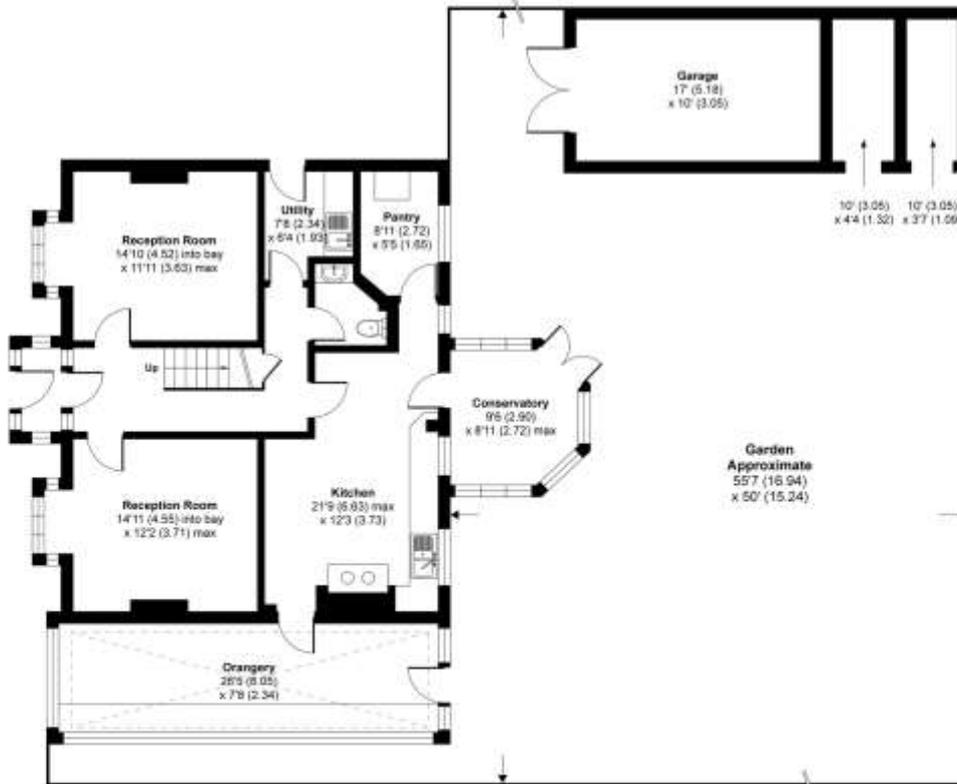
For identification only - Not to scale



FIRST FLOOR



ATTIC FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for McCartneys REF: 774810