

24 Coppice Drive, Craven Arms, Shropshire, SY7 9RQ

Offers in the region of £375,000

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An executive detached three / four-bedroom bungalow in a quiet private location within the select cul-de-sac development. Spacious well-appointed accommodation including four Bedrooms, two Bathrooms, Single Attached Garage. Benefitting from gas fired central heating, uPVC double glazing and well landscaped front and rear large gardens. No upward chain. EPC 'D'.



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No. 24 Coppice Drive is a detached bungalow situated in a fantastic private position within a small cul-de-sac off the main development. It is situated within a select development of executive style bungalows in a sought-after location of the market town of Craven Arms.

It enjoys a quiet situation, and the accommodation offered is spacious and well appointed, having an ensuite bedroom, dining area, large lounge, garage and magnificent landscaped gardens with a vast lawn area, herbaceous beds and mature tree bordering the boundaries and patio area.

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 - with tiled flooring, half height walls with glazing over and door to:

Hallway - with carpeted flooring, radiator, ceiling coving, smoke alarm, access to loft and doors to:

Dining / Living Room - with carpeted flooring, large bay window to front, gas coal effect inset fire, ceiling coving, fitted shelving and cupboards, sliding patio door to Conservatory.

Kitchen - with vinyl flooring, strip light, fitted wall and base units, laminate worksurface, tiled splashbacks, radiator, freestanding gas cooker, space for undercounter dishwasher, and fridge, sink and drainer, window to rear into Conservatory and door to:

Utility Room - with vinyl flooring, fitted wall and base units with laminate worksurface, sink and drainer, freestanding washing machine, integrated freezer, heating controls and door to:

Conservatory - with tiled flooring, French doors to garden, door to side, half height walls with glazing over, pitched Perspex roof and electric points.

Bedroom Four / Office - with carpeted flooring, window to front, radiator and BT point.

Bedroom Three - with carpeted flooring, bay window to front and radiator.

Store Cupboard

Bathroom - with vinyl flooring, shower cubicle, wash basin, WC, panelled bath, window to side, radiator, fully tiled walls, shaver light and point and wall-mounted medical cabinet.

Double Airing Cupboard - with hot water tank and slatted shelving.

Bedroom Two - with carpeted flooring, window to side, radiator and fitted wardrobe.

Master Bedroom - with carpeted flooring, bay window to rear, fitted wardrobe and radiator. Door to:

Ensuite - with vinyl flooring, fully tiled walls, window to side, radiator, wash basin, WC, large walk-in shower cubicle, wall-mounted medical cabinet, and shaving light and point.

Single Attached Garage

Outside - To the front of the property is a tarmac driveway and lawn area with mature trees, shrubs and bushes bound by mature hedgerows.

To the rear of the property is a paved patio, lawn with mature trees, floral borders and plots, shrubs and bushes, fruit canes and trees, corner Summerhouse, external tap and access to both sides.

SERVICES: We are informed that the property is connected to Mains Water, Gas, Electricity 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 Craven Arms McCartyneys office, proceed west towards Clun, after going under the railway bridge take the second turning right, whilst still in the town. Follow the road past 3 right turnings and take the first left turning onto Coppice Drive. Towards the end of the road is a turning to the right and the property is situated on the right in the small cul-de-sac.

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

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

Details Last Updated: Wednesday, 15 September 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.

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MCCARTNEYS LLP  
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REGISTERED NO: OC310186

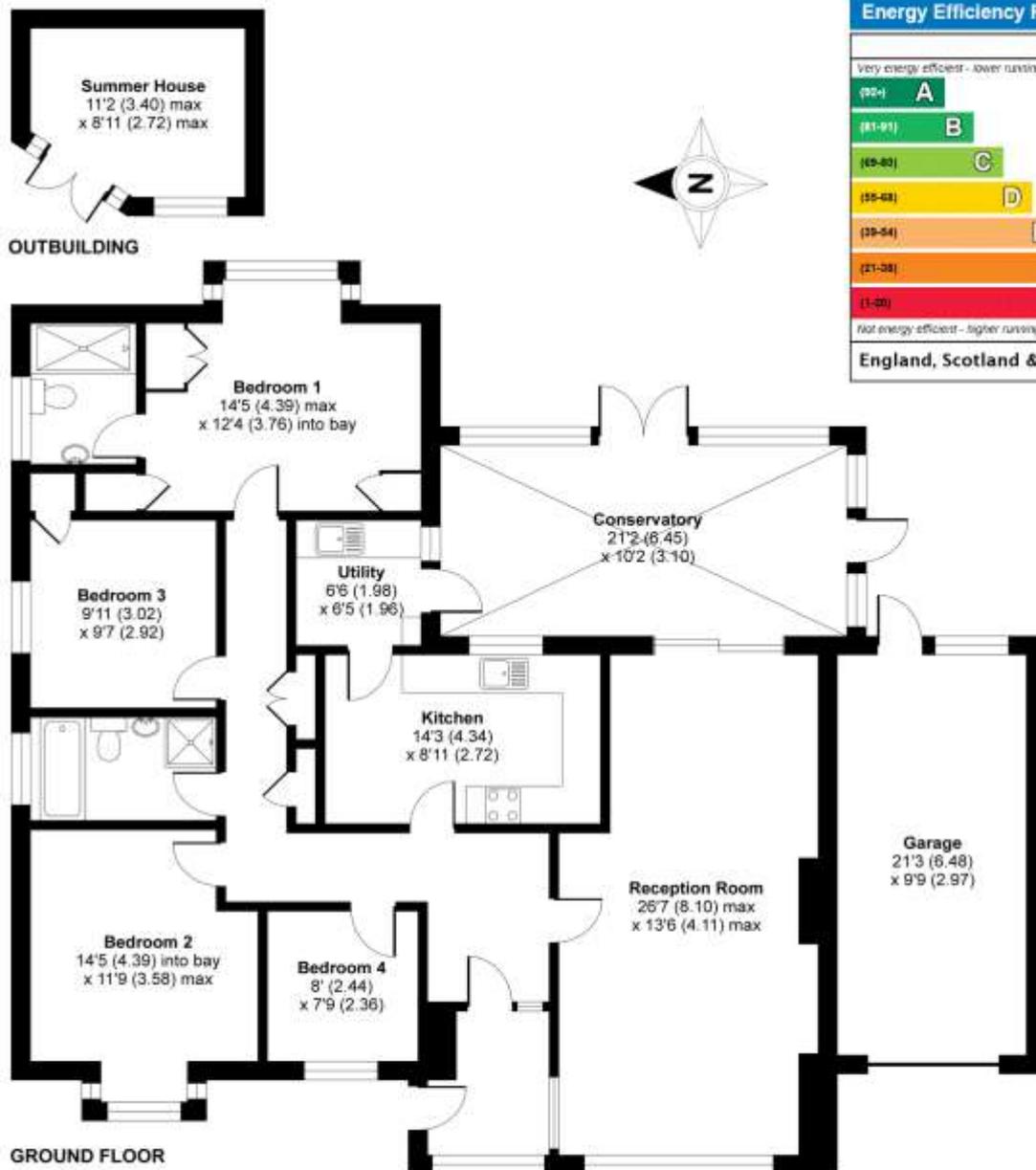
## Coppice Drive, Craven Arms, SY7

Approximate Area = 1828 sq ft / 169.8 sq m (includes garage)

Outbuilding = 91 sq ft / 8.4 sq m

Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	<b>A</b>		
(81-94)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for McCartneys. REF: 760657