



Holters

Local Agent, National Exposure

**36 Coppice Drive, Craven Arms, Shropshire, SY7 9RQ**

Offers in the region of £389,999



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## 36 Coppice Drive, Craven Arms, Shropshire, SY7 9RQ

If you are looking for a home to accommodate all the family then look no further!!! This stunning property offers tons of space, even when it comes to parking, not to mention the beautifully spacious garden! With wonderful views, a bay window, 5 bedrooms, light and bright rooms and kitchen cupboards a plenty, Coppice Drive has all you need and more. Call Holters today to book an appointment.



## Key Features

- A Substantial Detached Family Home
- Beautiful Views
- No Onward Chain
- Large Kitchen Diner
- 5 Bedrooms
- 2 En-Suites and Family Bathroom
- Utility Room
- Garage and Driveway
- Good Size Private Gardens Front and Rear
- EPC B

## The Property

Located in a super spot on the fringe of Craven Arms you will find this fantastic family home. With the town centre less than half a mile one direction and beautiful open countryside the other, you really get the best of both worlds with this property. 36 Coppice Drive is an impressive home with a neatly manicured frontage, tarmac driveway, and integral garage. The views from the property are delightful with expansive countryside and woodland stretching as far as the eye can see.

Inside you will find all the space a family could want. The lounge is a great room, spacious, light and airy, with a feature fire and handsome bay window. Even more spacious is the kitchen diner, so feeding the family, or laying on a spread for a dinner party will never be an issue. With tons of storage, working space and an integral oven and gas hob you'll be able to bring out your inner Jamie Oliver/Nigella Lawson (but hopefully not Gordon Ramsey, especially if the children are around). To keep some of the household chores out of sight you will find the utility room off the kitchen. The utility has space and plumbing for a washing machine as well as a sink and drainer and further cupboard space. Also off the kitchen is the hallway where you will find the WC, a storage cupboard and stairs rising to the first floor.

On the first floor the landing houses the airing cupboard, which provides very useful storage, and gives access to four of the five bedrooms. The bedrooms are all a good size (there's not a box room in sight), with the master also having the benefit of a smart and stylish en-suite shower room. The family bathroom is nicely appointed with a white suite comprising a bath with a mains shower over, wash basin and WC. Completing the accommodation is the final bedroom located on the second floor. Again, a good size room which enjoys eves storage and an en-suite shower room of its own.

The tour doesn't stop there, outside there's plenty to see too. As previously mentioned there's a large driveway and

garage. The rear garden is private and has well defined fenced boundaries with a mature hedge to the rear and a gate opening to the field behind which is ideal for walking the dog. There is also large area of lawn with a paved patio positioned to maximise time in the sun - this will probably be the spot you'll chose to pop the cork on the champagne to celebrate buying your new home and with the cracking view you'll be looking out on, there's plenty of reason for celebration!

## The Town

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 supermarket, doctors surgery, banks, Post office, petrol station, butchers, bakery 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, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond.

The historic 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 and is part of the slow food movement.

21 miles north 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 4 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 and as previously mentioned 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.

## Council Tax

Shropshire Council - Band E.

## Services and Heating

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

## Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of 32-50MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

## Nearest Towns

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

## Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

## Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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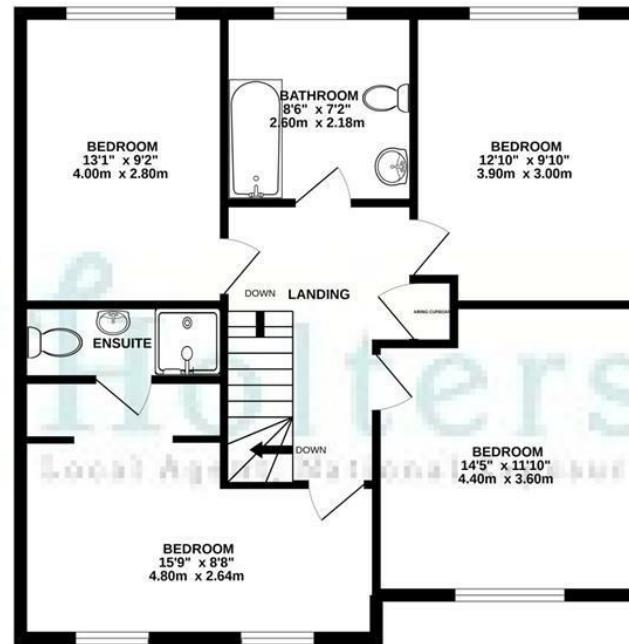
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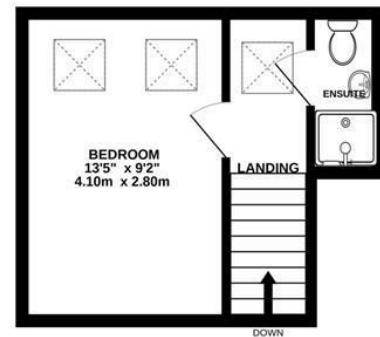
GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	92
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	