



SAMUEL WOOD

I The Square, Bucknell, SY7 0AE
Offers In The Region Of £229,950



I The Square

Bucknell, SY7 0AE



- Perfect large family home
- 3 Living rooms
- Character throughout
- Parking for 3 vehicles
- EPC to be confirmed
- 3 Double bedrooms
- Large breakfast kitchen with woodburning stove
- 18 Solar Panels with 10 Kwh of battery storage
- Convenient village location

Located in the charming village of Bucknell, this semi-detached house presents a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,833 square feet, the property boasts three generous double bedrooms, making it ideal for families or those who appreciate extra space.

Upon entering, you are greeted by a large and inviting hallway that leads to three well-appointed reception rooms. The living room, sitting room, and a study area provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the breakfast kitchen, featuring a stunning large fireplace with a woodburning stove, which adds a touch of warmth and character. The kitchen is equipped with a stainless steel kitchen and offers enough room for a dining table, perfect for family meals or gatherings with friends.

The property retains much of its original charm, with beautiful beams throughout, creating a homely atmosphere. The family bathroom is conveniently located, serving the three double bedrooms.

Outside, the property offers a driveway with space for three vehicles, along with a garage for additional storage. The gardens are designed to be easy to maintain, providing a private outdoor space to enjoy.

Additionally, the home benefits from oil-fired central heating and is equipped with 18 solar panels and 10 kWh of battery storage, making it an energy-efficient choice that can help reduce utility bills.

This delightful property in Bucknell combines character, space, and practicality, making it a perfect family home in a sought-after location. Please contact us to arrange your viewing.







Directions

Please use the what3words app to locate the property using [///yelled.perplexed.verge](https://www.what3words.com/)

Services: We understand that the property has oil fired central heating, 18 Solar Panels with 10 kwh of battery storage. Mains water, mains electricity and mains sewage.

Broadband Speed: Basic 19Mbps, Superfast 80 Mbps and Ultrafast 900 Mbps

Flood Risk: High

Tenure: Freehold

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

Council Tax Band: C

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

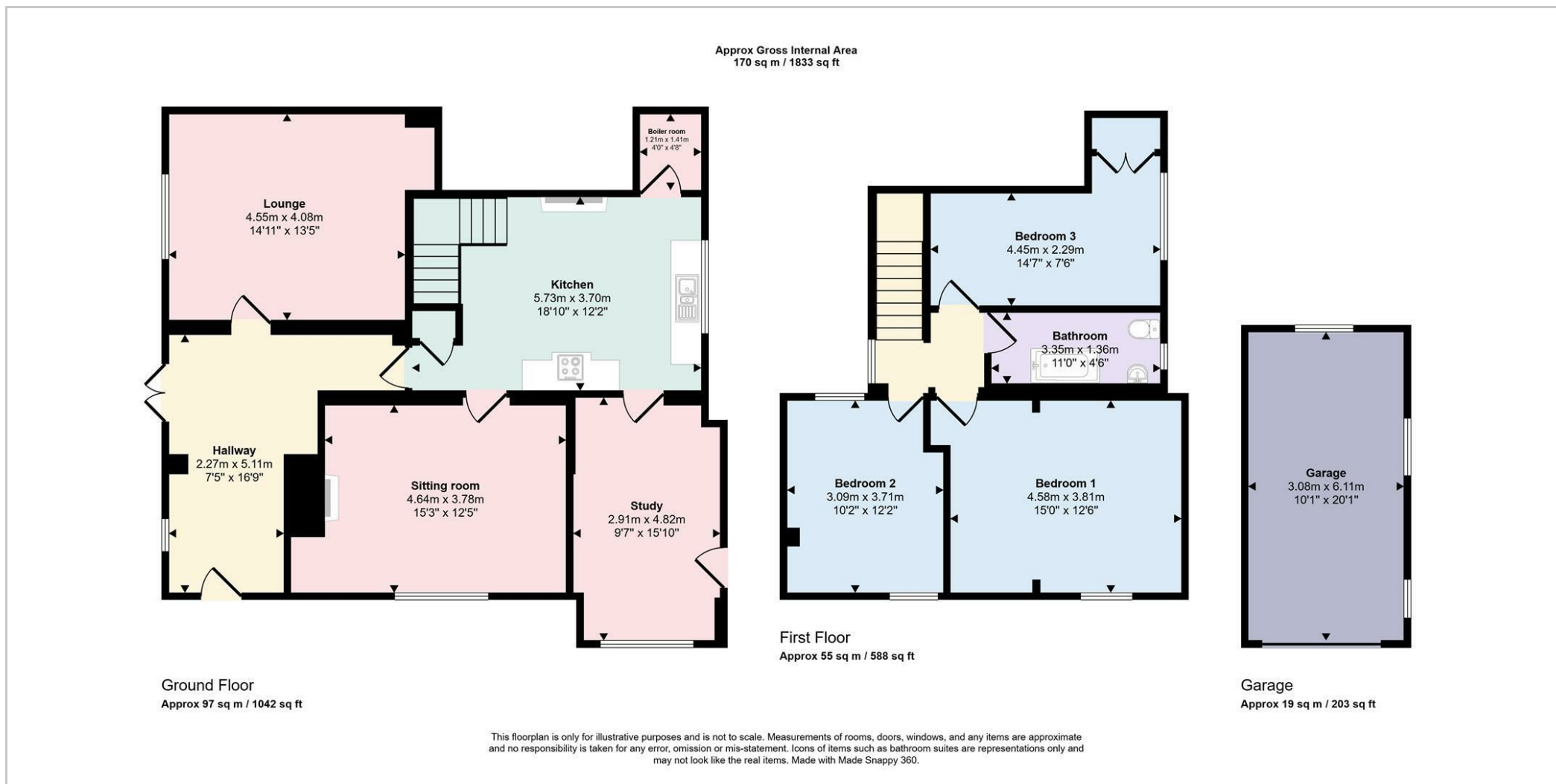
Agents Note:

It is important to note that the property has experienced flooding in the past; however, flood defences have been installed to mitigate this risk. The kitchen is thoughtfully designed with stainless steel and on legs, and the tiled flooring downstairs ensures ease of cleaning.





Floor Plans



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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