



SAMUEL WOOD

9 Springfield Park, Clee Hill, Ludlow, Shropshire, SY8 3QY

Asking Price £269,995



This 2 double bedroom detached bungalow sits in an elevated position with fine roof top views on a development of similar properties in this well serviced South Shropshire village. The property enjoys driveway parking, integral garage and gardens to both front and rear. Accommodation benefitting from LPG gas fired heating and upvc double glazing includes: Reception Porch, Reception Hall, Cloakroom, Lounge / Dining Room, Kitchen, Inner Hallway, 2 Double Bedrooms both with fitted wardrobes and Large Bathroom. No onward chain. EPC rating E.

Clee Hill is a popular and well serviced village with facilities to include: shop, mobile post office 2 mornings per week, public house, takeaway, church, doctor's surgery, primary school and village hall and is located within easy reach of the historic town of Ludlow.

Front door with matching side panel opens into

Reception Porch

With polycarbonate floor and door into

Entrance Hall

Having excellent fitted cupboards with hanging rail and shelves

Cloakroom

Having window to front side and a suite in white of wc and wash hand basin

L-Shaped Lounge / Dining Room

Having window back into front porch and French doors out onto rear garden with a far reaching view across the roof tops. There is a feature fireplace with wooden surround, marble style inset and flame effect gas fire (currently not in working order).

Kitchen

Having door and window to rear garden, again with this fine view. Fitted with a range of matching units with white fronts, heat resistant work surfaces and tiled splashbacks. Included in the sale is a free standing cooker with extractor positioned above.

Inner Hallway

Having access to roof space with drop down ladder.

Bedroom 1

Has window to frontage excellent fitted wardrobe with sliding mirrored doors, hanging rail and shelf.

Bedroom 2

Has window to rear elevation with that roof top view and again double wardrobe cupboard with hanging rail and shelf.

Bathroom

Has window to rear, suite that includes wash hand basin with vanity cupboard, wc, panelled bath, shower cubicle with shower fitted and tiled splashbacks.

Outside

The property is approached onto a tarmac driveway which provides parking, up and over door into the integral garage having light and power fitted. Washing machine which is included in the sale and the Worcester wall mounted gas fired lpg boiler is housed in here and heats domestic hot water and radiators. The front garden with the property has hedge to front elevation and is laid to lawn with gravelled pathways leading to front door. The rear garden with the property is fully enclosed having a paved seating area at the back of the house and has been gravelled with low maintenance in mind, there is fencing to both side elevations and low hedge to the rear and from here this lovely view across the roof tops can be enjoyed. There is then gated access back to the front of the bungalow.

Services

Mains electricity, mains water, mains drainage, lpg gas fired heating to radiators, windows are upvc double glazed. Broadband Speeds - Basic 16 Mbps, Superfast 80 Mbps, Flood Risk – Very Low.

Local Authority

Shropshire Council
Council Tax Band - C

Tenure

The property is freehold

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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.



Floor Plans



Floor Plan

Total floor area 95.2 m² (1,024 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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