



SAMUEL WOOD

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

Asking Price £265,000



This nearly new 2 bedroom detached bungalow, much improved by the current vendors sits on a modern development in this popular and well serviced South Shropshire Village. Outside the property enjoys driveway parking, a corner plot with landscaped and enclosed rear garden. Accommodation benefitting from air source heat pump and upvc double glazing is beautifully decorated and presented to include: Entrance Hall with coat cupboard, large Kitchen / Dining / Living Room with 2 sets of double doors out onto the corner garden, 2 Double Bedrooms both with fitted wardrobes, En-Suite Shower Room and House Bathroom. EPC rating - B

- Nearly new detached bungalow
- Popular and well serviced South Shropshire Village
- Corner plot with large Indian flagstone terrace
- Air source heat pump and upvc double glazing
- Rooms of spacious proportions
- Bricked driveway for 2 cars

Clee Hill is a popular and well serviced village sitting approximately 5 miles from historic Ludlow. Village facilities include: shop, mobile post office 2 mornings per week, public house, takeaway, bakery with café, church, doctor's surgery, primary school and village hall.

The historic town of Ludlow is renowned for quality food and drink. The property is also within easy reach of the popular towns of Leominster and Tenbury Wells with public transport available from the village.

Spacious Reception Hallway

With window to frontage, double doors into large Cloaks Cupboard, further door into the airing cupboard housing the controls for the heating system and hot water

Open Plan Living / Kitchen / Dining Room 30'6" x 12'9" (9.30m x 3.90m)

Sits at the rear of the house having 2 windows and double doors out onto the garden

The Dining Area

Has further double doors out onto the garden and a good sized 4 seater breakfast bar.

The Kitchen Area

is nicely fitted with a modern range of matching units with grey glossed fronts, heat resistant work surfaces and splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, integrated fridge freezer, dishwasher and washing machine. There is also under unit lighting, spot lighting and coving throughout this room

Bedroom 1 13'9" x 9'6" (4.20m x 2.90m)

Has window to frontage and fitted wardrobe cupboard

En-Suite Shower Room 6'2" x 6'2" (1.90m x 1.90m)

With window to side and a suite in white that includes WVC, pedestal wash hand basin and corner shower

Bedroom 2 10'5" x 10'2" (3.20m x 3.10m)

Has window to frontage and fitted wardrobe

House Bathroom 7'6" x 6'2" (2.30m x 1.90m)

Has suite in white of WVC, pedestal wash hand basin and panelled bath

Outside:

The property is approached onto a double width bricked driveway providing parking for two cars. The front garden is open plan and laid to lawn. The rear garden with the property has been landscaped fully by the current vendors to include and Indian flagstone patio area sitting right across the rear of the bungalow and to the side providing excellent space for outside seating and barbecues. Steps then lead up onto a lawned garden with barked borders, shrubs and plants and space for a shed. (The shed can be purchased under separate negotiation).

Services:

Mains electricity, mains water, mains drainage. Air source heat pump to radiators. Windows and doors are double glazed. The property has a 10 year Build Zone warranty. Flood risk very low. Broadband speed 16-80 Mbps.

Directions:

From Ludlow proceed into Clee Hill village turning right at the crossroads in the village centre onto the Tenbury Wells road. Turn left into Springfield Park and follow the road right to the top where this property can be found.

Local Authority

Shropshire Council, tax band - C

Tenure:

The property is freehold

Viewings

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

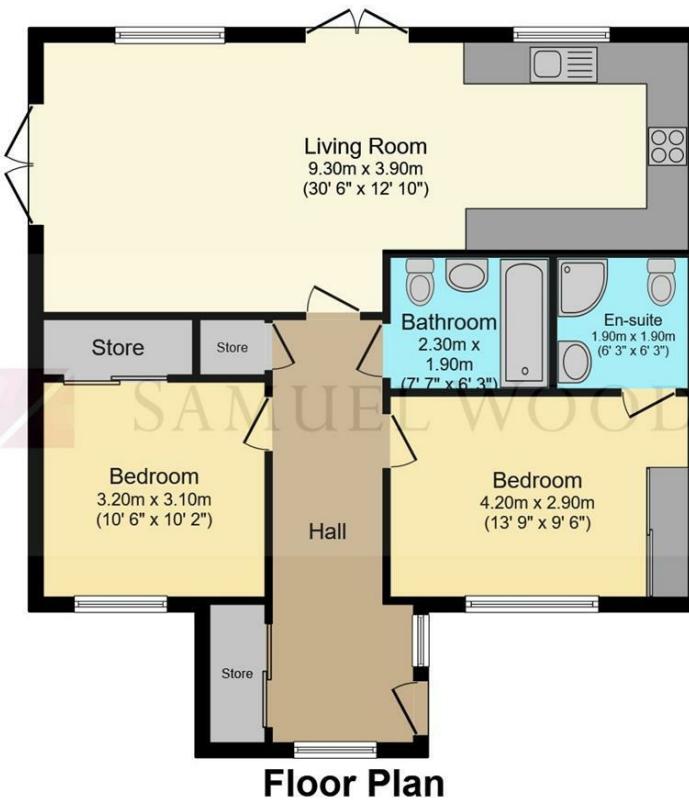
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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



Total floor area 80.6 m² (867 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

Tel: 01584 875207 | ludlow@samuelwood.co.uk

www.samuelwood.co.uk

propertymark

MAYFAIR
OFFICE.CO.UK

rightmove

OnTheMarket.com

