



SAMUEL WOOD

3 The Row Angel Bank, Bitterley, Ludlow, Shropshire, SY8 3HT

Price Guide £160,000



This 2 bedroom, 2 Reception Roomed terraced cottage sits in a lovely rural spot and has a large garden. Accommodation is in need of upgrading, benefits from some electric heating and includes: Reception Porch, Living Room, Dining Room, Kitchen, Rear Hall, Cloakroom, First Floor Landing with 2 Bedrooms and Bathroom. No onward chain.

- 2 Bedroom terraced cottage
- Rural location on slopes of the Clee
- 4 miles from historic Ludlow
- In need of renovation
- Large garden
- No onward chain

The property is located in a rural position between the village of Bitterley and Clee Hill. Ludlow is a short drive to the West.

#### Small Porch

With upper glazed door opening into

#### Living Room 16'8" x 11'5" (5.10m x 3.50m)

Having ceiling beam, secondary glazed window to frontage and wall mounted panel heater, feature brick fireplace with open fire and display alcove to side.

#### Dining Room 16'8" x 7'10" (5.10m x 2.40m)

Has window to frontage and exposed ceiling timbers.

#### Kitchen 7'8" x 5'10" (2.36m x 1.80m)

Has two windows to rear elevation, wall mounted panel heater, stainless steel sink unit with cupboards beneath, heat resistant work surface, planned space for cooker and washing machine.

#### Rear Hallway

Having electric panel heater and door to rear elevation.

#### Cloakroom

Having window to rear elevation and a suite to include wc, wash hand basin and electric panel heater.

Doored staircase rises to

#### First Floor Landing

Having window to rear elevation, access into roof space and a walk in storage cupboard with hanging rail.

#### Bedroom 1 13'8" x 8'0" (4.17m x 2.44m)

Has secondary glazed window to frontage.

#### Bedroom 2 11'6" x 7'10" (3.52m x 2.40m)

Has secondary glazed window to frontage and electric panel heater.

#### Bathroom 10'0" x 5'2" (3.05m x 1.60m)

Has secondary glazed window to rear and a suite of pedestal wash hand basin, panelled bath and wc. Door into airing cupboard housing the lagged cylinder and shelves.

#### Agents Note

1. As is common with older terraced properties there are rights of way over the frontage and the rear of the terrace of properties.
2. The larger part of the garden is detached from the house

#### Outside

The property is approached off the lane over a shared pathway which leads to the properties frontage. This has stone edged raised borders and a selection of shrubs, brick pathway then leads to the front door. As you come out of the back door from the property to the rear you step out onto the communal pathway and neighbouring garden and a short walk a pickett gate then leads into the properties garden which is an exceptionally good size and very mature, all be it over grown and could provide a lovely rural garden with an outbuilding in need of upgrading in the bottom part of the garden.

#### Services

Mains electricity, mains water, shared private drainage, telephone to BT Telecom regulations, partial electric heaters where listed.

#### Local Authority

Shropshire Council

#### 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

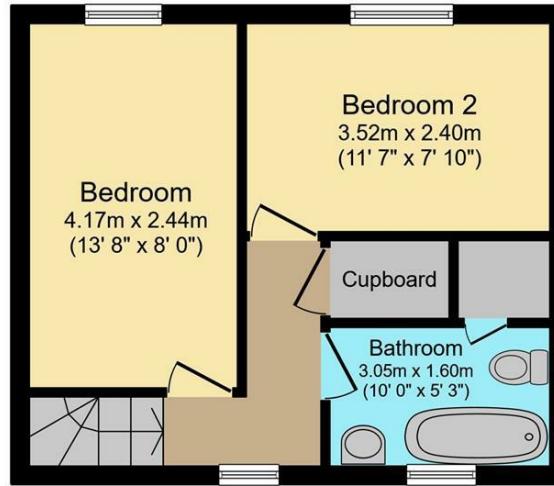
For out of office enquires please phone Andrew Cadwallader on 07974 015764

#### Referrals

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## Floor Plans



**First Floor**

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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