



SAMUEL WOOD

3 Cedarwood Cottages Lower Postons, Cold Weston, Craven Arms, Shropshire, SY7 9ED

Offers Based On £325,000



3 Cedarwood Cottages Lower Postons

Cold Weston, Craven Arms, Shropshire, SY7 9ED



- 3 bedroom semi-detached house
- Fantastic far reaching view
- Accommodation benefitting from upvc double glazing and oil fired heating
- Viewing advised
- Well away from main roads, yet accessible to Ludlow
- Enclosed garden, driveway parking and sectional garage
- Well-presented and modern interiors

This timber clad 3 bedroom semi-detached house sits in a lovely rural setting away from main roads and enjoying a phenomenal view across open farmland to surrounding countryside. The property sits on a good sized plot with enclosed rear garden, driveway parking and a sectional garage whilst accommodation benefits from oil fired heating and upvc double glazing briefly includes: Reception Porch, open plan Living Room with well fitted Kitchen, Conservatory, Utility, Rear Porch and Cloakroom, First Floor Landing with 3 Bedrooms and Bathroom. EPC D NO ONWARD CHAIN



Front door opens into

Reception Porch

with large picture windows to the frontage enjoying this fantastic view across open farmland to surrounding South Shropshire countryside. Upper glazed door opens to

Large Open Plan Living Space 25'1" x 17'4" (7.65m x 5.30m)

The Living Area

Has a feature fireplace with wood burning stove and large window to frontage taking in that fantastic view and double doors onto the rear garden.

The Kitchen

is open plan and is fitted with a modern range of matching units with wood block work surfaces incorporating a breakfast bar, ceramic style sink unit, electric hob with extractor positioned above, electric double oven and integrated appliances to include dishwasher and fridge. Window and upper glazed door opens into

Rear Conservatory 9'6" x 9'2" (2.92m x 2.80m)

being of upvc construction with polycarbonate roof



Utility Room 11'3" x 5'8" (3.45m x 1.73m)

with window to front side again with this fine view, tiled floor, range of cream coloured base units with wood block work surfaces and a ceramic style deep glazed sink unit. Double opening doors into a useful shelved cupboard

Boot Room

with window and door to rear elevation

Cloakroom

with modern suite in white of wc and pedestal wash hand basin

First Floor Landing

with window to frontage enjoying this phenomenal view and access into roof space

Bedroom 1 13'8" x 11'5" (4.17m x 3.50m)

with windows overlooking rear garden and across one wall an excellent range of fitted wardrobe cupboards with hanging rail and shelves

Bedroom 2 11'5" x 9'10" (3.50m x 3.00m)

with windows to rear garden

Bedroom 3 10'2" x 8'4" (3.10m x 2.55m)

with windows to frontage and rural view

Bathroom 8'7" x 5'6" (2.62m x 1.70m)

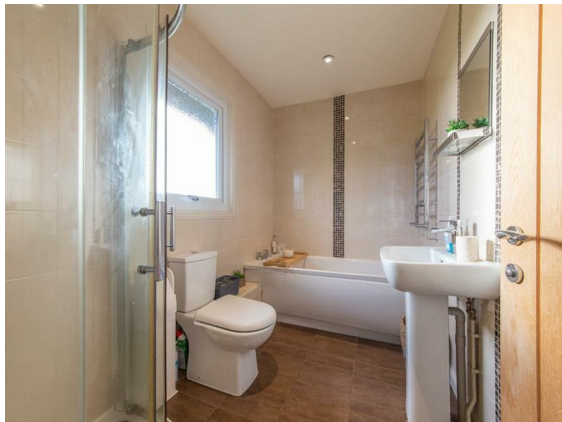
having a modern suite in white to include pedestal wash hand basin, wc, panelled bath, separate shower cubicle with shower fitted, attractive tiled splash backs and tiled floor

Outside

The property is approached onto a double width driveway which provides parking for 3 cars. Double doors into a sectional garage with concrete floor, light and power fitted and personal door to side. The front garden with the property is enclosed by low hedge and picket style fencing and from here this phenomenal view across open countryside can be enjoyed with flagstone pathway leading to the front door, lawned garden and border. Flagstone pathway then leads to the rear garden which is of a good size with gravelled seating area with circular feature, level lawned garden with borders, mature hedging with low fence to the rear. Adjoining the house is the Worcester oil fired boiler which heats domestic hot water and radiators

Agents Note

The property is of a non-traditional construction, the vendors have owned the property for approximately 20 years and have had mortgage's on the property during their ownership.





Services

Mains electricity, mains water, shared private drainage, oil fired heating to radiators, windows are upvc double glazed

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 or visit our web site at www.samuelwood.co.uk

For out of office enquires 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.



Directions

From Ludlow proceed along Fishmore Road out of the town, passing Fishmore Hall Hotel on your right, take the next turning on the right signposted Haytons Bent. Follow this road for approximately 4 miles passing Stanton Lacy village hall and the driveway that leads to the houses at Lower Postons will be found on the right hand side



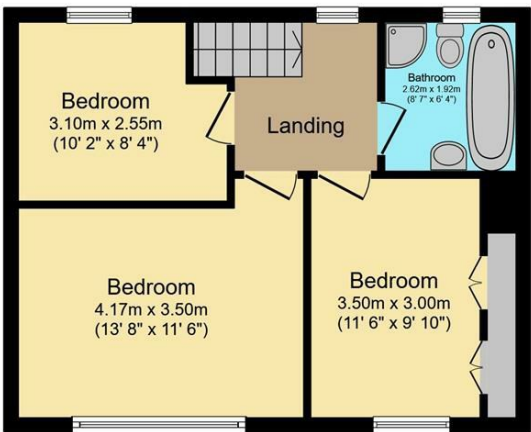




Floor Plans



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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
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