



SAMUEL WOOD

The Conifers Bitterley, Ludlow, SY8 3HQ
Offers In The Region Of £450,000



This 3 bedroom detached bungalow is located in the popular village of Bitterley, the property benefits from LPG gas fired heating and has accommodation to include Living Room, Conservatory/Dining Room, Kitchen, Utility, 3 Double Bedrooms, Large Garage with 2 Additional Store Rooms, Separate Workshop, Driveway Parking and Gardens to Front and Rear. There is also a planning application granted for side and rear extensions. EPC F

- Planning Permission Granted For An Extension
- 3 Double Bedrooms
- Village Location
- Beautiful View of the Clee
- Garage & Workshop
- Good sized Garden

Bitterley is a popular village located just outside of Ludlow, serviced with a very good school and an active community, the property sits in an area of outstanding natural beauty perfect for somebody who is ready for the relaxed Shropshire countryside lifestyle.

Conservatory

A very good multifunctional room with widows to front and side elevation and double opening doors to the garden.

Living Room

With a lovely feature fireplace and wood burner fitted, wall mounted radiator and windows to side and rear elevation.

Inner Hallway

With wall mounted radiator and door into storage cupboard.

Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splash backs. 5 ring gas hob with extractor positioned above, electric oven, dishwasher and 1 1/2 bowl sink drainer unit. Window to rear elevation and door into

Rear Porch

Providing access to the rear garden and also the

Utility

With a single bowl sink drainer unit, base cupboards, shelving above, planned space for washing machine, fridge freezer, and dryer. Wall mounted radiator and window to side elevation.

Bedroom

Which is currently being used as a storage room, with wall mounted radiator, window to rear elevation.

Bedroom

With wall mounted radiator and window to side elevation.

Shower Room

Having WC, pedestal wash hand basin and corner shower unit in suite of white, tiled floor and extensively tiled walls, heated towel rail and window to side elevation.

Bedroom

Having wall mounted radiator and window to front and side elevation.

Garage

Good size with light and power fitted, window to rear elevation, up and over door to the frontage.

Workshop

Fully insulated with a wood burner fitted, window to side elevation and an ideal space for anyone who needs a hobby room.

Outside

Newly fitted double gates open onto a good sized tarmac driveway, some of the front garden is laid to lawn but there is also a private gravelled seating area ideal for summer dining along with some raised beds with a range of flowers and shrubs. Slabbed steps and pathway then lead to the front door and gate to the rear garden. Immediately off the property there again, is a slabbed area which is under shelter and provides access to the garage and stores. Gravelled paths then lead to the workshop with additional shed behind, the secondary gravelled path leads to a lovely seating area at the end of the rear garden just below the Clee. majority of the garden is laid to lawn with a range of raised beds enjoying different mature shrubs and flowers.

Services

Mains electricity, water & drainage. LPG gas fired heating.

Broadband Speeds:

Basic: 18 Mbps
Ultrafast: 950 Mbps

Flood Risk: None

Agents Note

The current vendors have applied for and had granted, planning permission for an impressive side and rear elevation extension. details can be found on the link below or, head to the Shropshire Planning portal using reference: 24/00220/FUL

<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Local Authority

Shropshire Council

Tax Band: E

Tenure

Freehold

To View This Property

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



Floor Plan

Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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