



SAMUEL WOOD

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

Offers Based On £245,000



 3  2  1  C

This nearly new 3 bedroom detached house is located on a cul de sac of similar properties in this popular and well serviced village. The property enjoys bricked driveway parking and an enclosed garden with paved seating area and lawn whilst accommodation benefitting from an air source heat pump and upvc double glazing includes: Reception Hall with store, Cloakroom, Living Room, large Kitchen / Dining Room with appliances, First Floor Landing with 3 Bedrooms, En-Suite Shower Room and House Bathroom. The property has the residue of a 10 year Build-Zone warranty. EPC Rating - C

- 3 bedroom detached house
- Cul de sac of similar properties
- Well serviced village surrounded by stunning countryside.
- Air source heating and upvc double glazing
- Parking and enclosed rear garden
- Residue of the 10 year Build-Zone warranty

Clee Hill offers a peaceful village setting, with a strong community atmosphere and local amenities to include: a village shop, primary school, pub, coffee shop and fish and chip shop. The renowned market town of Ludlow is just over five miles away, offering a wealth of independent shops, eateries and transport links. Surrounded by stunning countryside and within easy reach of walking routes and natural beauty spots.

Front door opens into

#### Reception Hallway

door into useful cupboard

#### Cloakroom

with window to frontage and suite in white of wc and wash hand basin

#### Living Room

with 3 windows to frontage

#### Kitchen / Dining Room

with double doors out onto a paved terrace and the rear garden, window to rear and rear side, ample room for large table and chairs. The kitchen is fitted with a range of matching units with cream gloss fronts, wood effect surfaces and splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven, integrated fridge freezer and dishwasher.

#### Utility Space

with door into understairs storage cupboard which provides space and plumbing for a washing machine. Also housed in here is the Valliant hot water system and controls.

#### First Floor Landing

with window to side and access to roof space.

#### Bedroom 1

with window to frontage and from here a view across the chimney plots to beautiful South Shropshire countryside can be enjoyed. There are double sliding doors into a wardrobe cupboard with hanging rail and shelf.

#### En-Suite Shower Room

with window to frontage and a suite in white of wc, pedestal wash hand basin, corner shower cubicle with shower fitted and splashbacks.

#### Bedroom 2

with window to rear garden.

#### Bedroom 3

with window to rear garden.

#### Bathroom

with window to side and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over and splashbacks.

#### Outside

The property is approached onto a brick driveway which provides parking with slabbed steps leading to the front door. The garden is open plan and laid to lawn. A gravel pathway leads down the side of the property into the rear garden which is enclosed by high board fencing to both side and rear elevations aiding privacy. There is a paved seating area off the double doors in the lounge, garden laid to lawn with raised border and steps leading down to an area sitting at the side.

#### Agents Note

There has been a dispute with the neighbouring property with land sitting to the left hand side of the property when looking at the front of the house. This land is being retained by the developer

Services: We understand that the property has Mains electric, Mains water and Mains drainage. Air source heat pump to radiators. Windows are upvc double glazed.

Broadband Speed: 16 to 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

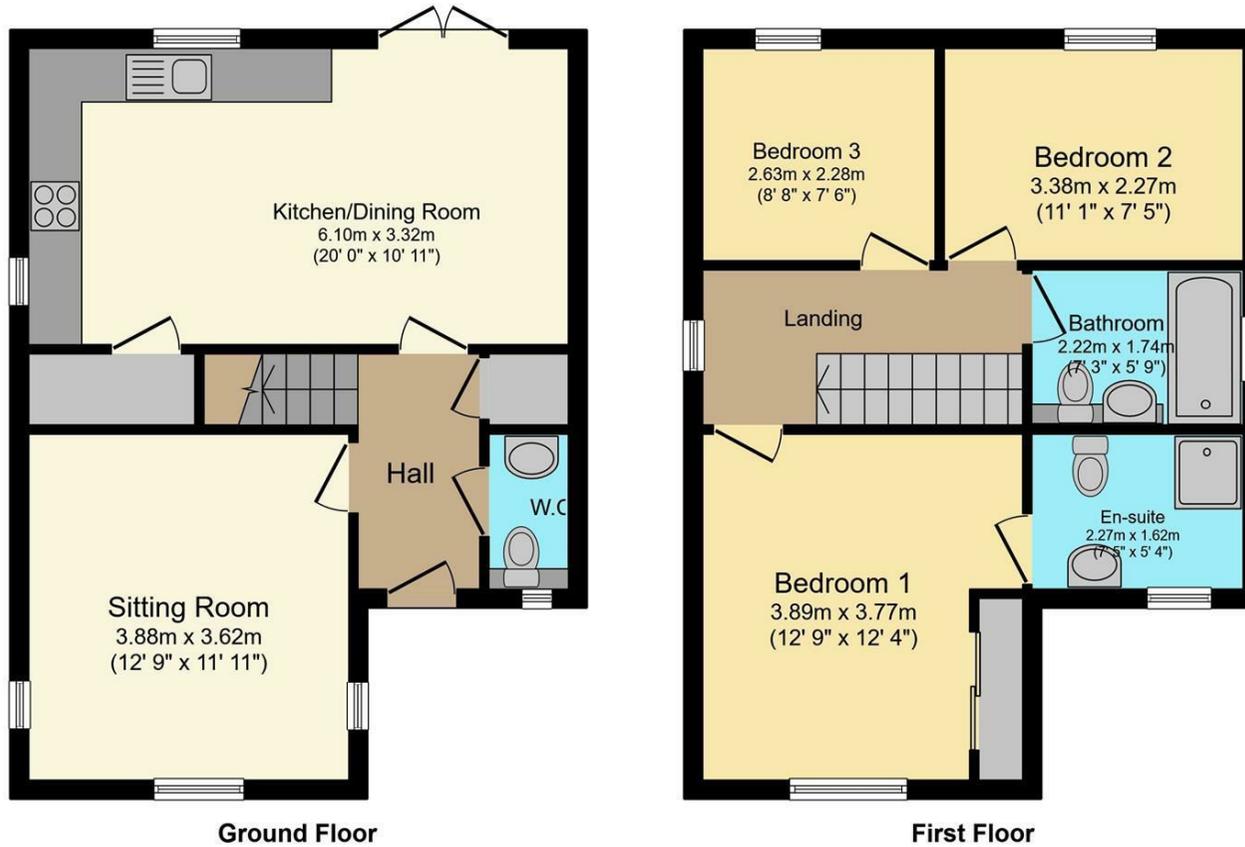
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



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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