



SAMUEL WOOD

8 Ronhill Crescent, Cleobury Mortimer, Worcestershire, DY14 8AT

Offers Based On £250,000



8 Ronhill Crescent

Cleobury Mortimer, Worcestershire, DY14 8AT



- three bedroom semidetached house
- Easy walking into Cleobury Mortimers High Street
- Brick driveway parking
- No onward chain
- Impressive garden room at rear
- LPG gas heating and UPVC double glazing
- Landscaped rear garden

This extended three bedroom semi-detached house sits in a popular residential area within easy reach of Cleobury Mortimer's excellent facilities and enjoys a bricked driveway and an enclosed rear garden with paved seating area, gravel section and large garden shed. Accommodation benefiting from LPG gas fired heating and UPVC double glazing includes Entrance porch, Entrance hall with excellent storage, Kitchen, Lounge/Dining Room, Impressive Garden Room, First Floor Landing with three good size Bedrooms and Bathroom. No onward chain. EPC Rating E

The property is approached into a porch and entrance hall having an excellent range of storage cupboards and under the stairs cupboard, large lounge/dining room with double doors out to garden, doorway and window to impressive garden room with double doors into rear garden and having three roof windows

First floor landing giving access to 3 good sized bedrooms and a bathroom

The property is approached onto a brick driveway providing parking for several vehicles and having low fence to front boundary. There is a gravel section with a selection of shrubs and gated access into the rear garden which is enclosed by high board fencing to both side and rear elevations aiding privacy. There is a large Flagstone seating area, gravel section and a garden shed.

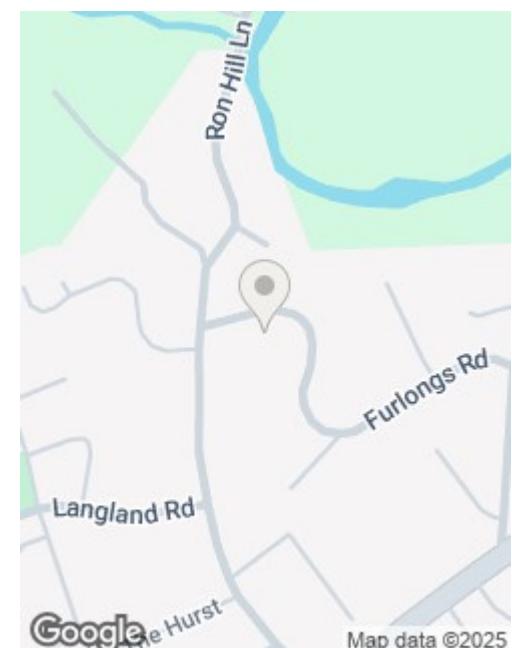






Directions

From the Ludlow direction drive through the high street turning left into The Hurst and via Ronhill Lane turning right into Ronhill Crescent and the property is on the right hand side as indicated by the agents for sale sign.



Services: We understand that the property has Lpg Gas fired heating, Mains electric, Mains water and Mains drainage, windows are upvc double glazed.

Broadband Speed: Basic 17 Mbps, Superfast 66Mbps

Flood Risk: No Risk

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

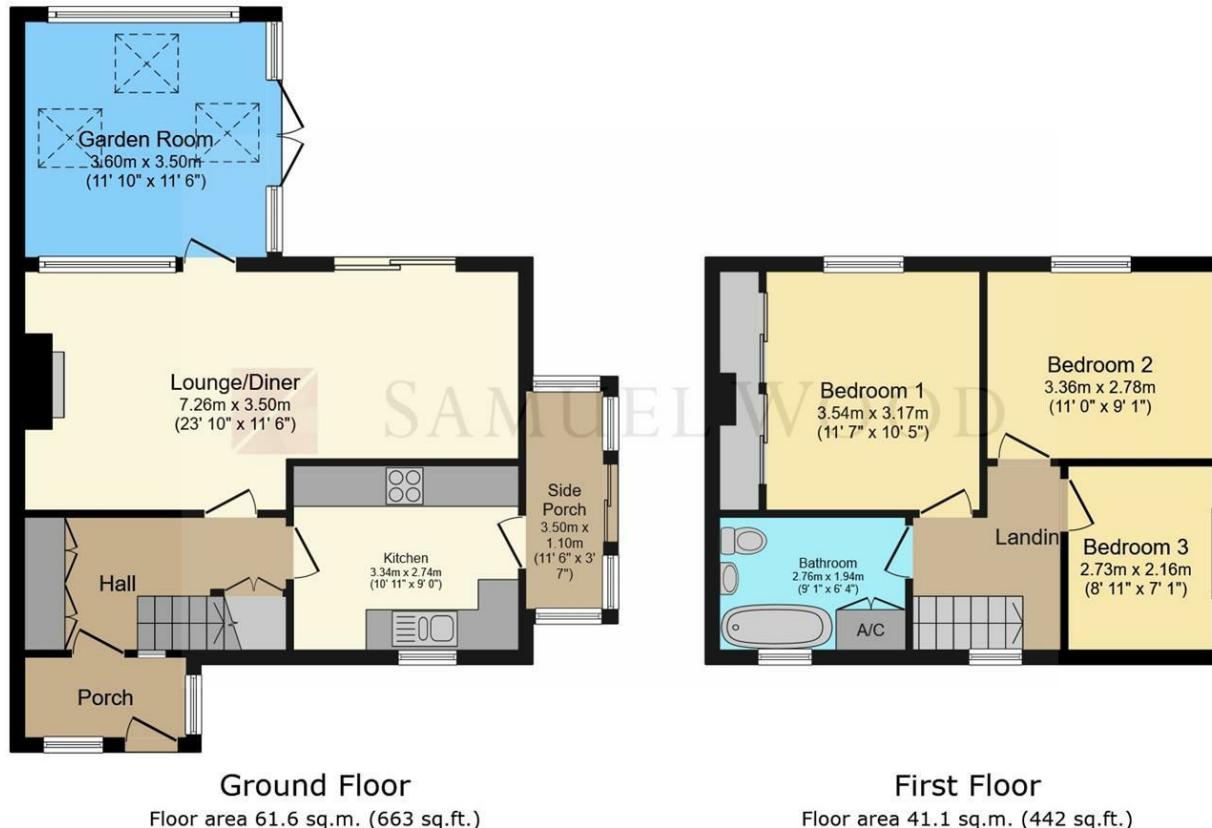
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







Total floor area: 102.7 sq.m. (1,105 sq.ft.)

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 missstatement. 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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