



3 Sycamore Grove, Knowbury, Ludlow, SY8 3JW

Offers in the region of £265,000



Holters
Local Agent, National Exposure

3 Sycamore Grove, Knowbury, Ludlow, SY8 3JW

A well presented, semi-detached home, offering 3 sizeable bedrooms, a newly installed kitchen, good-sized gardens, no upward chain, stunning views and is located in a popular semi-rural village approx. 5 miles from Ludlow

Key Features

- Semi-Detached House
- 3 Bedrooms
- Lounge/Diner
- Recently Refurbished Kitchen
- Newly Added Rear Utility & W.C
- Sizeable Garden
- Popular, Edge of Village Location
- Stunning Frontward Views
- Adjacent Green/Play Area
- Available with No Upward Chain

The Property

No.3 Sycamore Close is a well presented, semi-detached house, located in the popular, semi-rural village of Knowbury, found between the historic town of Ludlow and the larger village of Clee Hill.

Available to purchase with no upward chain, this delightful, 3 bedroom property was built circa 1950s and part of a close of similarly designed semi-detached dwellings. The current owners have overseen refurbishment works within recent years to include the installation of a high-spec, modern kitchen and the addition of rear utility and downstairs W.C. The property offers 3 good-sized bedrooms, 1 open-plan reception room and 1 bathroom. Outside, there are largely laid to lawn front and rear gardens, while the front enjoys stunning countryside views over the adjacent green, which is a superb addition for kids to run around and play on.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, the lounge/diner, kitchen and the useful rear utility and downstairs W.C. French doors from the dining area open out to the front garden, whilst a door off the utility provides access out to the rear garden. Upstairs, a landing area gives way to the bathroom, separate W.C and 3 sizeable bedrooms. Both front bedrooms enjoy the stunning views.

The property features a good-sized rear garden which is accessed via steps and is largely laid to lawn with well-defined fenced and hedged boundaries and a useful garden shed. The front garden is similarly laid to lawn and could be converted to a private driveway if required and subject to all necessary permissions. Unrestricted parking is available directly out front on the close.

The Location

Knowbury is a small village approximately 5 miles from the historic town of Ludlow. Located within Knowbury you will find the quiet country Inn called The Bennetts End Inn. which offers wonderful home cooked meals as well as a wide selection of locally produced ales and ciders A fantastic place to have on your doorstep! The area is renowned for its outstanding natural beauty and

is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail



that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 40MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Ludlow - Approximately 5 miles
- Tenbury Wells - Approximately 6 miles
- Cleobury Mortimer - Approximately 7 miles
- Leominster - Approximately 14 miles
- Kidderminster - Approximately 18 miles
- Hereford - Approximately 25 miles
- Worcester - Approximately 25 miles
- Telford - Approximately 29 miles
- Shrewsbury - Approximately 30 miles

What3words

///elevator.coasters.unstable

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

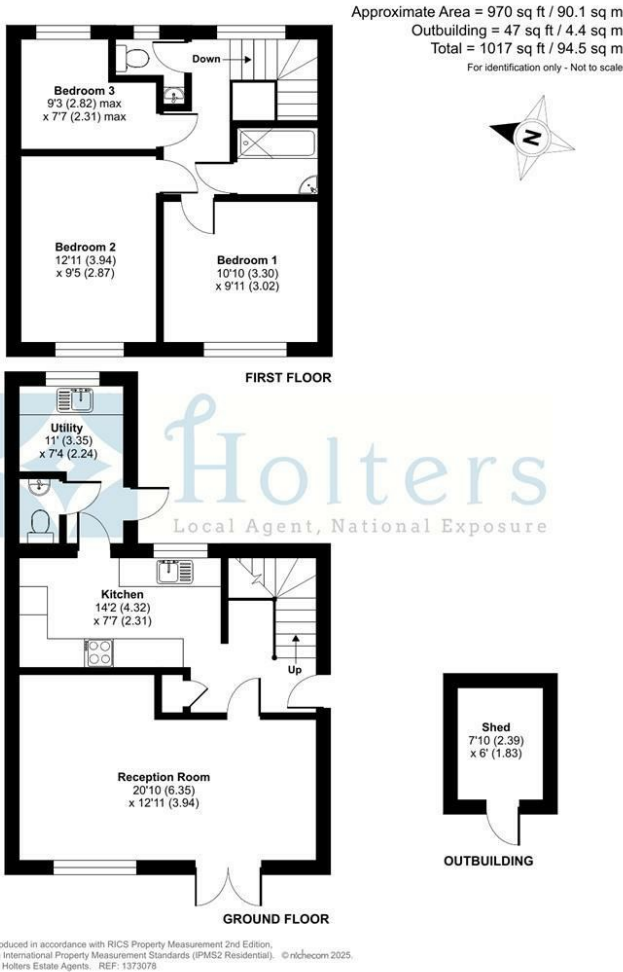
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The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Sycamore Grove, Knowbury, Ludlow, SY8



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

