



BLOCS PHERE

PROPERTY MANAGEMENT



9 Sycamore Grove, Ludlow, SY8 3JW Offers in the region of £275,000

* Superb family home extended to rear and second floor * Three generous Double Bedrooms * Cul-de-sac location with green and childrens play area * Spectacular far reaching views towards Shropshire Hills National Landscape * Extended Kitchen/Diner with painted Shaker Furniture and Built in Appliances * Full width Living Room with views * Cloakroom with WC * Large Bathroom with bath and separate shower cubicle * Large Workshop/Home Office/Gym * Gardens front and rear * NO FORWARD CHAIN

Introduction



Looking for a family home approximately 4.5 miles from and minutes drive to Ludlow town centre? Semi rural village location? Far reaching spectacular views? No arguments from the kids over which double bedroom they have? Open plan Kitchen/ Diner? Bath and separate Shower? Working from home? Outdoor play area? Adjacent countryside? No forward Chain for a confident purchase? If those are your boxes that need ticking this property has all the answers. Set towards the end of a cul-de-sac on the west facing slope of Titterstone Clee Hill and adjacent to open countryside, 9, Sycamore Grove is a semi detached home that has been extended to the rear and into the loft to provide generously spacious family accommodation arranged over three floors that offers far reaching west facing views from the living room and bedrooms across the green in front and beyond Ludlow to the Shropshire Hills National Landscape and the Welsh Marches. Ideal for a family there is a full width Living Room, open plan Kitchen / Dining Room, a Cloakroom with WC, three excellent double bedrooms and a bathroom which also features a separate shower cubicle. The delights do not end in the house, the landscaped rear garden has a substantial Workshop, Home Office or Gym and on the open green in front of the property there are a climbing frame and swings. Our clients are not planning to link their sale with a purchase and so no forward chain exists which should provide comfort for purchasers seeking a potentially long term family home that can grow with the family.

The small village of Knowbury in the parish of Caynham and near to Clee Hill Village, has a village pub, The Bennetts End Inn named after the local aquaduct, that crosses the Colly Brook Valley and a substantial village hall built in 1958 that plays host to village events that include exercise, ballet and dance classes, quiz nights and the mobile library it can also be hired for events and seats up to 150. The website, www.knowburyvillage.co.uk is an excellent source of news for what's going on in the village.

Nearby Clee Hill Village is equidistant between Ludlow and Cleobury Mortimer and has a convenience store, Clee Hill Community Primary School, the highest in the county.

Entrance Hall

Part glazed front door, oak floor, central heating radiator, built in cupboard with shelves, turning staircase to first floor.

Living Room 20' 11" x 13' 1" (6.10m 3.35m x 3.96m 0.30m)



The bright living room occupies the full width of the house, faces west for afternoon sun and features a window and double opening glazed doors to the front garden, a wood burning stove set on a stone hearth in an exposed brick chimney breast with wooden mantle, the views from this room are of the Shropshire Hills National Landscape.

Kitchen / Diner 17' 7" x 14' 1" (5.18m 2.13m x 4.27m 0.30m)



An extended room that now provides generous space as an open plan kitchen and dining room fitted with an attractive range of painted Shaker kitchen furniture comprising of floor mounted cupboards and drawers with oak work surfaces, inset double bowl sink with mixer tap and rinse hose, ceramic tiled splashbacks and inset Belling ceramic hob, the Hotpoint double oven is housed in a tall unit with cupboards under and over, there is plumbing for both washing machine and dishwasher, windows overlook the rear garden and patio, oak floor doors to under-stairs store cupboard with Warmflow oil fired central heating boiler, and door to cloak room

Cloakroom

Fitted with a white suite comprising of low flush WC and a vanity wash hand basin with mixer tap set in a corner cupboard with ceramic tiled splash backs

First Floor Landing

The first floor landing features a window overlooking the rear garden, turning staircase to second floor and doors radiate off to bedrooms two and three and the bathroom, Reliance central heating programmer and central heating thermostat

Bathroom



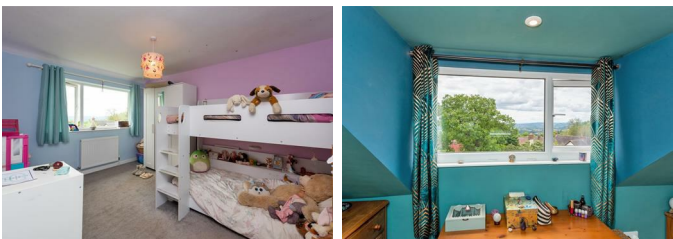
A true family size bathroom fitted with a white suite comprising shaped panel bath with mixer tap and separate shower hose, shaped wash hand basin with mixer tap set in wide vanity cupboard with wall mounted mirror over, shower tray with glazed shower screen and shower unit comprising both wall mounted shower and separate shower rose, low flush WC, complimentary ceramic wall tiles, two windows to rear, ceiling spot lights

Bedroom Three 10' 10" x 10' 1" (3.05m 3.05m x 3.05m 0.30m)



A double bedroom with west facing window to front providing far reaching views, central heating radiator

Bedroom Two 13' 1" x 9' 9" (3.96m 0.30m x 2.74m 2.74m)



A double bedroom with west facing window to front providing far reaching views, central heating radiator

Staircase to Loft Bedroom One

A turning staircase to the loft bedroom with window to side

Bedroom One 16' 1" x 10' 8" (4.88m 0.30m x 3.05m 2.44m)



Extended into the loft to provide a generously proportioned principle bedroom with west facing dormer window providing spectacular views, two Velux windows overlook the rear garden, ceiling spotlights, built in cupboard housing hot water tank

Gardens



The front garden is approached via a wooden gate set in the fence boundary which provides access to the low maintenance front garden of paved patio and border stocked with roses, lavender and shrubs, a path with steps or a ramp lead to the front door or side access gate to rear garden. The rear garden comprises of a paved patio area with outbuildings and brick retaining wall with steps through to a path which bisects a shaped lawn with pergola seating area to side, to the rear of the garden is a further terrace retained by sleepers and providing space for the workshop and terrace area overlooking the garden and rear of the house, beyond which mature Ash trees mark the rear border. The garden is also the site for the oil tank

Workshop, Home Office or Gym 15' 2" x 11' 6" (4.57m 0.61m x 3.35m 1.83m)



A generously proportioned timber built building with

veranda overlooking the rear garden and providing covered outdoor space, double opening part glazed doors and window to side this building lends itself to a number of potential uses as possibly a workshop, home office or gym.

Tenure

We understand that the property is Freehold

Chain

We understand that it is not our clients intention to link their sale with a purchase which should provide confidence of an uncomplicated purchase

EPC

The property has an Energy Performance Certificate, Reference Number 9743-2877-7107-9606-4095 the assessment was on 3rd October 2016 and is valid until October 2026

Services

The property has the benefit of mains water, electricity and drainage. The heating is oil fired.

Local Authority

Shropshire, 9 Sycamore Grove is in Council Tax Band B with an Annual Charge of £1,673.88

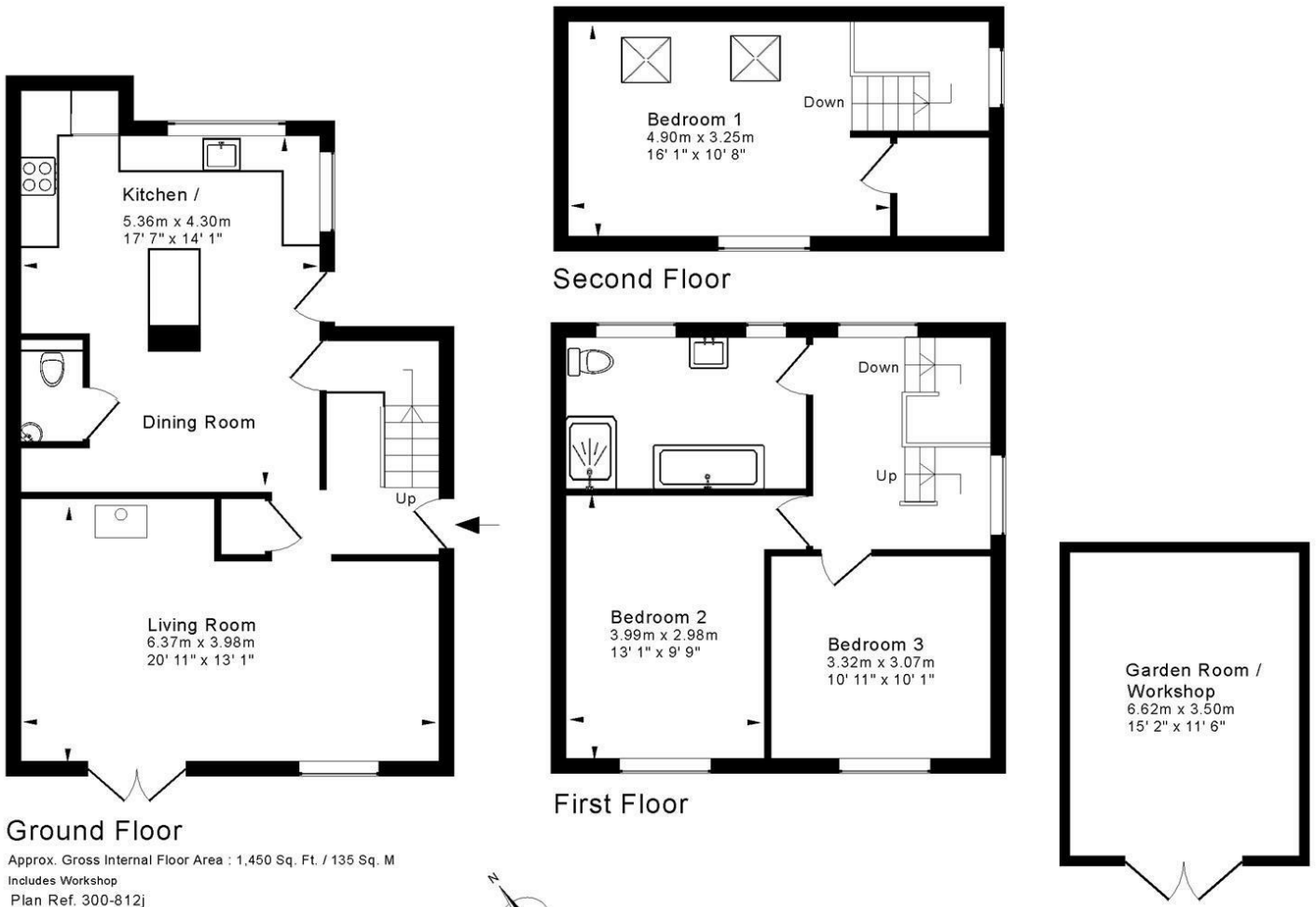
Directions

From the Sainsburys Round about on the A49 take the Henley Road, A4117, east towards Clee Hill Village, after 3.4 miles turn right, sign posted Knowbury, at the Farden Lane Junction, follow Farden Lane for 0.9 miles, turn right onto Caynham Road and after 0.1 miles, just past the telephone box and shelter turn left into Scotts Lane and left again into Sycamore Grove, the property will be seen on the right hand side towards the far end of the cul de sac and as denoted by the agents for sale board.

Viewing

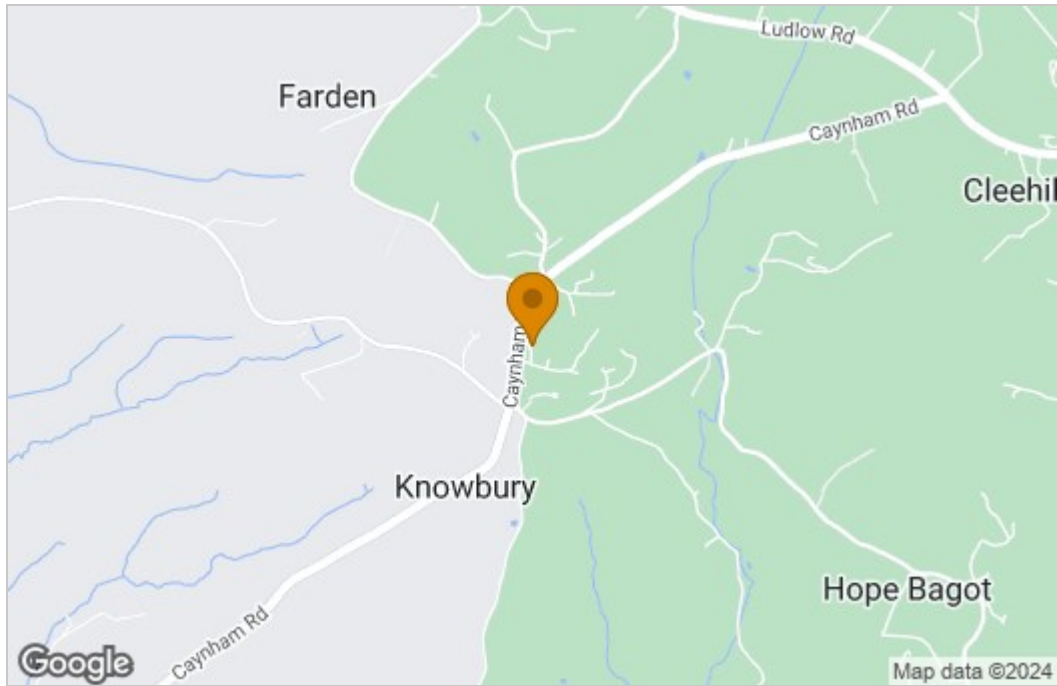
All viewings are to be conducted by appointment through Blocsphere Property Management. Contact us by 'phone 033 33 601 601 or sales@blocsphere.co.uk

Floor Plan

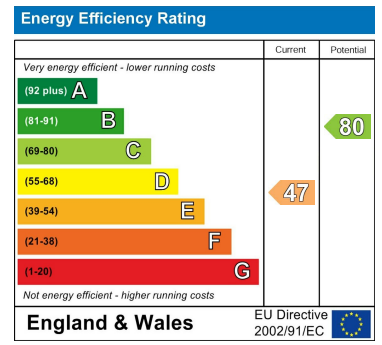


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Area Map



Energy Efficiency Graph



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