



SAMUEL WOOD

Springfield House Brimfield, Ludlow, Shropshire, SY8 4NE

Asking Price £350,000



Springfield House

Brimfield, Ludlow, Shropshire, SY8 4NE



- 3 Bedroom detached House
- Magnificent open plan living accommodation
- Driveway Parking and Gardens
- Central village location
- Oil fired heating and double glazing
- Internal inspection essential

This attractive and extremely well presented 3 bedroom detached house sits in the popular and well serviced North Herefordshire village of Brimfield and has driveway parking and lawned garden. Accommodation with its modern interiors benefits from oil fired heating and double glazing and includes Reception Hall, Magnificent open plan Living / Dining Room through to modern Kitchen, Utility Room, Cloakroom, Study, First Floor Landing with 3 Bedrooms and Bathroom. EPC - C



Front door opens into

Reception Hallway

With engineered oak floor opening through into a magnificent open plan that includes

Living / Dining Area

Has 2 sets of two double doors to the frontage, one with side windows to either side, whilst to the rear there are two further windows. There is ample room for large seating area and table. There is then engineered oak floor and opening through into the

Kitchen

Nicely fitted with a modern range of matching units to include a central island which houses the electric hob with extractor over. There is also an electric double oven, integrated fridge freezer and dishwasher and engineered oak floor. Doorway into

Utility Room

With the engineered oak floor, door to side elevation, range of cupboards, planned space and plumbing for washing machine, room for a dryer and door into



Cloakroom

With engineered oak floor and a suite in white of wc and wash hand basin

Study

Having window to rear elevation and opening to understairs storage

First Floor Landing

Has window to side and an up and over roof window and oak floor

Bedroom 1

Has 2 roof windows to front elevation, double doors into useful cupboard and a range of freestanding bedroom furniture which is included in the sale to include chest of drawers and wardrobe.

Bedroom 2

Has roof window to frontage

Bedroom 3

Has roof window to rear elevation

Bathroom

Has roof window to rear and a modern suite that includes wash hand basin with vanity cupboard, wc, panelled bath and corner shower cubicle.

Services

Mains Electricity, Mains water, Mains Drainage, Oil Fired heating via underfloor heating on the ground floor and radiators on the first floor. Windows are upvc double glazed.

Outside

The property is approached along a sweeping driveway which provides parking. The majority of the gardens with the property sit to the side elevation and have a gravelled seating area directly nearest the house. There is then a lawned garden with a sleeper edged border with a mature silver beech tree, the garden then goes around at a 90 degree and continues with lawn where a large garden shed partitioned into two sections can be found with light and power fitted.

Local Authority

Herefordshire Council

Council Tax

Band D





Viewings

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 enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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.



Directions

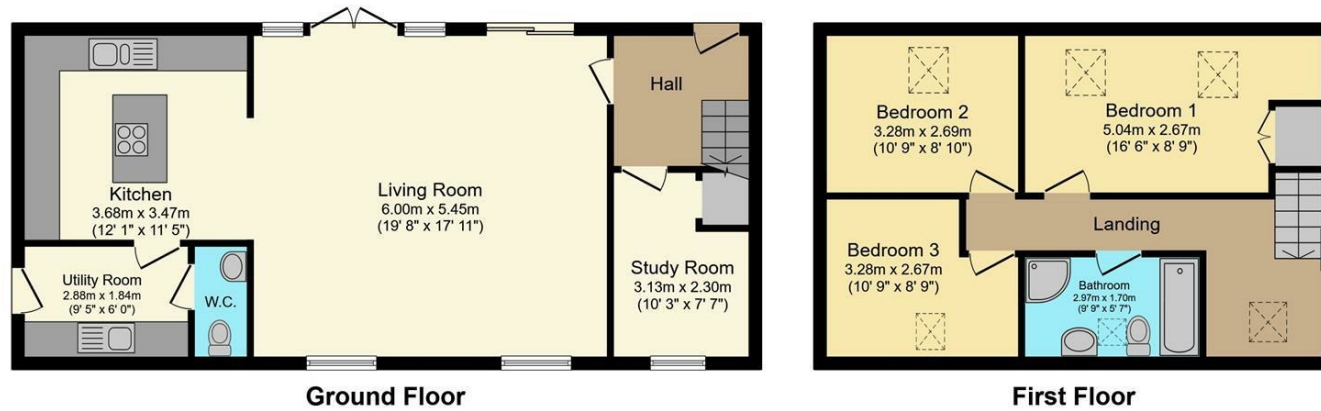
As you approach Brimfield on the A49 from the Ludlow direction, go past the Salway Arms on your right hand side, ignore the turn immediately on the left to Tenbury and take the next turning on the left into Brimfield village. Follow this road down ignoring the turning on the left hand side for the Tenbury Road and after about 100 yards there is a small turning between 2 cream cottages on the left hand side. Take this turn and then take the driveway on the right and immediately on the left the driveway snakes around to Springfield House.







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

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

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