



SAMUEL WOOD

Solva Tenbury Road, Clee Hill, Ludlow, Shropshire, SY8 3LY

Offers Based On £285,000







# Solva Tenbury Road

Clee Hill, Ludlow, Shropshire, SY8 3LY



- 3 bedroom detached bungalow
- Non-estate position
- Good sized garden
- Viewing recommended.
- Central village location
- Excellent driveway parking
- Fine far reaching views

This spacious detached 3 bedroom bungalow sits right in the centre of this well serviced and popular South Shropshire village. There are driveway parking and a good sized garden whilst there are fantastic views from its rear elevation over rolling Shropshire countryside. Accommodation benefitting from oil fired heating and upvc double glazing includes: Entrance Hall, Living / Dining Room, Open plan to Kitchen, Utility Room, 3 good sized Bedrooms, Wet Room and walk-in Boiler Cupboard. Viewing recommended. EPC- E .



Clee Hill is a popular village approximately 5 miles east of historic Ludlow which has an excellent range of facilities. In the village there is a shop, mobile post office, fish and chip shop, doctors surgery, junior school and pub (which is currently closed). The village is surrounded by beautiful countryside and Clee Hill common for those that enjoy walking with breath taking scenery.

## Recessed Porch

Underneath which is front door with matching side panel opening into

## Reception Hallway

With feature archway and door into large walkin boiler cupboard which houses the oil fired Worcester Greenstar boiler with coat hooks and a shelf. Airing cupboard housing the hot water cylinder and shelving and access to roof space.

## Living Room 20'11" x 20'0" (6.40m x 6.10m)

Has a large window and double doors to rear elevation and from here this lovely view across the roof tops to surrounding Shropshire countryside can be enjoyed. There is an engineered oak floor and an attractive fireplace with wooden surround, marble inset and flame effect Lpg gas fire fitted. Opening through into



### **Kitchen**

Having window to frontage, fitted with a range of base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Stainless steel sink unit, planned space for cooker, dishwasher and fridge.

### **Utility Room 12'3" x 5'5" (3.74m x 1.66m)**

Having window to side, tiled floor and doorway to frontage. Plumbing for washing machine.

### **Bedroom 1 12'8" x 11'1" (3.87m x 3.40m)**

Has window to rear elevation taking in this fantastic view.

### **Bedroom 2 12'5" x 9'2" (3.80m x 2.80m)**

Again has window to rear elevation with this fine view

### **Bedroom 3 12'5" x 6'9" (3.80m x 2.06m)**

Has window to frontage and double doors into wardrobe cupboard with hanging rail and shelf.

### **Wet Room 7'8" x 5'6" (2.35m x 1.68m)**

Having window to frontage and a suite of wash hand basin, wc, open plan shower area with shower fitted, grab rails and tiled splashbacks.

### **Outside**

The property has two accesses with a single car space sitting outside. There is then a secondary driveway which provides parking for a further 2/3 vehicles, and this is gravelled. From both parking areas the front door is accessed and housed here is a good sized garden shed and the screened oil tank. From both sides of the bungalow the rear garden can be accessed and there is a raised paved seating area with wrought iron railings which takes in this phenomenal view. Steps then lead down to the main part of the garden which is laid to lawn. Further gravelled seating area, mature trees and shrubs to include a selection of fruit trees to include eating apples, cooking apples, damsons, pears, black currants and red currants and 3 sheds sits at rear and rear side.

### **Services**

Mains electricity, mains water, mains drainage, oil fired heating to radiators with the benefit of an LPG gas fire in the Lounge, windows and doors are upvc double glazed. Broadband speed Basic 16 Mbps, Superfast 80 Mbps. Flood risk - very low.

### **Tenure**

The Property is freehold.

### **Local Authority:**

Shropshire Council - Tax Band C







## 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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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## Directions

As you approach Clee Hill village from the Ludlow direction, turn right (opposite the pub) onto the Tenbury Road and just before the doctors surgery on the right there is a lane which leads down to Solva which is the first property on the right down here





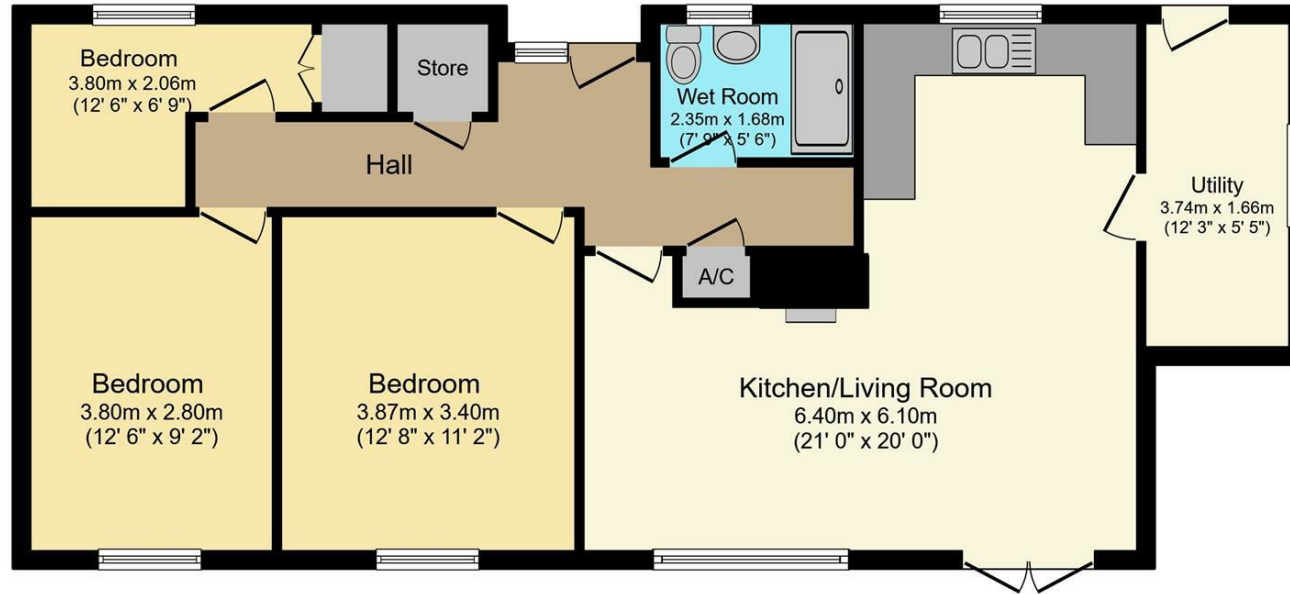








## Floor Plans



Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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