



SAMUEL WOOD

16 Oldfield, Bromfield, Ludlow, SY8 2BS
Offers In The Region Of £450,000



 3  1  2  F

This Grade II listed detached property which has been beautifully renovated by the current owners sits in a plot just under 1/2 an acre. The property which benefits from LPG gas fired heating has accommodation to include Reception Hall, Living Room, Kitchen Diner, WC, Bedroom/Snug, 2 Double Bedrooms & Bathroom. Outside the property has driveway parking and a large garden.

- Detached House
- Character Property
- Large Plot
- Recently Renovated
- 2 Reception Rooms
- Gas fired Heating

Front door opens into

Kitchen Diner

Which is a newly fitted kitchen consisting of base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. Integrated Fridge Freezer, washing machine, 4 ring electric hob with extractor fan above and oven below, Belfast sink and windows to front and rear elevations. The Dining area is a fantastic size space with door opening onto large decking area, wall mounted radiator and access into

WC

With WC and wash hand basin, heated towel rail and window to side elevation.

Living Room

Having feature fireplace, wall mounted radiator and window to front and side elevations.

Bedroom 3/Snug

With wall mounted radiator and window to side and rear elevation.

Bathroom

Newly fitted, having WC, pedestal wash hand basin and bath, tiled walls, heated towel rail and window to frontage.

Bedroom 1

Having feature fireplace, beautiful beams, wall mounted radiator, cupboard housing the Ideal gas fired boiler with shelving fitted and window to side elevation.

Bedroom 2

Having feature fireplace, wall mounted radiator and window to side and rear elevations.

Outside

As you enter the property there is a large graveled parking area with room for side access to the rear, directly off the front of the property is a newly laid patio, the rear enjoys a large decking area, perfect for summer dining, the rest of the property is laid to lawn with boundaries made up of fencing and hedging.

Services

Mains electricity, water, septic tank drainage and LPG Gas central heating.

Broadband Speed

Basic: 28Mbps

Flood Risk: No Risk

Agents Note

1). Please Note the property sits adjacent to the A49 & Railway Line

2). If the new owner was able to get planning permission and build a property on the land there is an overage provision and they would need to pay a 40% uplift of the value to the Earl of Plymouth Estates. This provision will be in place until 2038.

Tenure

Freehold

Local Authority

Shropshire Council
Tax Band: C

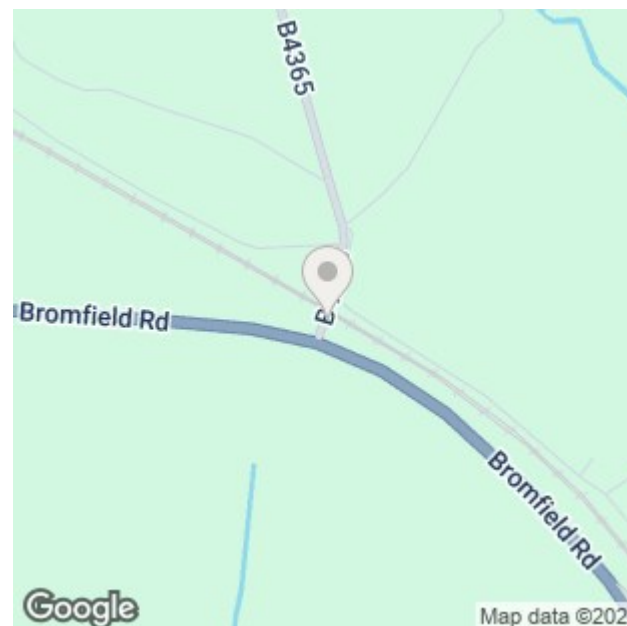
To View This Property

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

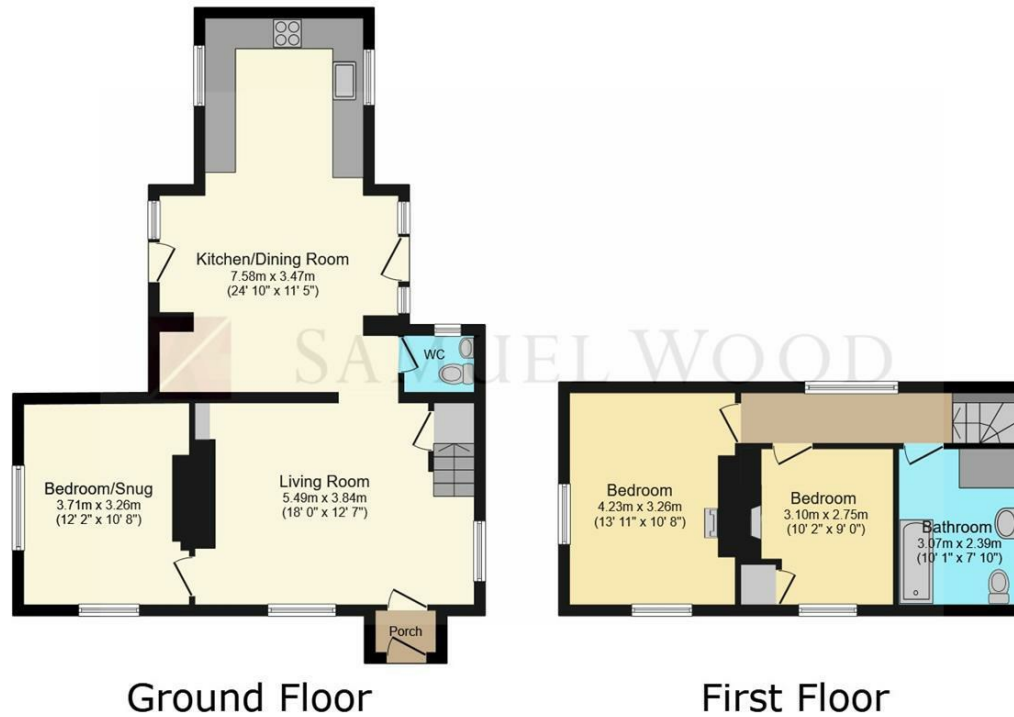
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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.



Floor Plans



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 misstatement. 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