



SAMUEL WOOD

Sunny Acre, 1 Knapp Lane Tenbury Road, Clee Hill, Ludlow, Shropshire, SY8 3NE

Asking Price £325,000



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- Substantially extended 2 Double Bedroom detached
- Non-estate position in well-serviced village bungalow
- Wonderful extension
- Oil heating, Upvc Double Glazing
- Modern Kitchen and Bathroom
- Driveway Parking, Garage and well maintained Gardens
- No Onward Chain

This substantially extended, individual detached bungalow sits on a non-estate position in this popular and well-serviced South Shropshire village and enjoys driveway parking, Garage and well-maintained gardens, Accommodation benefitting from oil-fired heating and upvc double glazing is well presented throughout and the most striking feature is the large Kitchen / Dining Room extension with the remainder of the accommodation including; Entrance Porch, Entrance Hall opening into Study Area, Living Room , 2 Double Bedrooms and modern Shower Room. No Onward Chain. EPC rating D



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, coffee shop and pub. The village is surrounded by beautiful countryside and Clee Hill common for those that enjoy walking with breath taking scenery.

Front door opens into

Entrance Porch

with further window to frontage, tiled floor and the Grant Oil-fired boiler is housed here and heats the domestic hot water and radiators.

Oak internal doors then lead to all accommodation.

Entrance Hall

Has oak laminate floor, access to roof space, opens into a large study area with picture window out onto the garden and a roof top view to surrounding hills.



Kitchen / Dining / Family Room

forms an extension which was added by our current vendors and is a wonderful additional space with high vaulted ceilings, scores of natural light with 2 large Velux double glazed roof windows. Door and window to side elevation. Double doors with full length windows to either side out onto the rear garden and a feature corner window with window seat. There is an attractive fireplace with multi-fuel stove, ample room for table and chairs. The Kitchen is attractively fitted with a matching range of Oak-styled units, granite work surfaces, stainless steel sink unit, electric hob with extractor positioned above, electric double oven below, integrated dishwasher, fridge, freezer and washing machine. Fitted microwave and useful Pantry cupboard.

Living Room

having tri-folding doors with matching full length windows to rear elevation with view across the roof tops.

Bedroom 1

has double doors with matching full length windows to rear elevation again with this rooftop view.

Bedroom 2

has window to frontage.

Shower Room

has window to frontage and a modern suite in white of WC, wash hand basin sat on a work surface with storage below. Walk-in shower with multi-head shower fitted. Extensively tiled walls and floor.

Outside

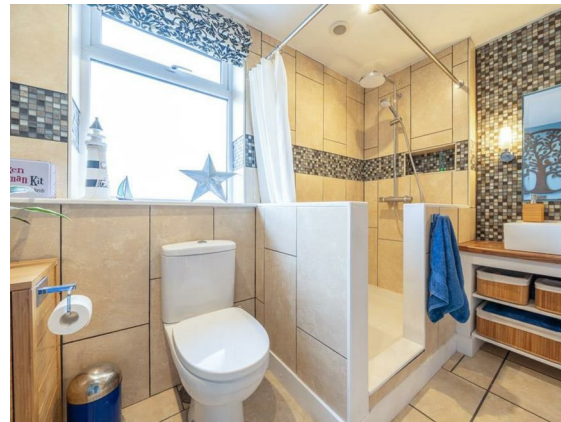
The property is approached onto a gravelled frontage which provides parking for up to 3 cars. There is also an up and over door into the property's Garage having door and window to rear elevation. Adjoining the Garage there is a useful store. Back off the driveway; picket fencing and small gate leads into the enclosed rear garden and wrapping around the property on 2 sides. At the rear is a raised flagstone seating area with brick retaining wall and from here that view across the chimneypots can be enjoyed. Around the outside of the raised seating there are lawned gardens and a selection of mature trees with mature hedging to both roadside and rear elevation.

Services

mains electricity, mains water and mains drainage. Oil-fired central heating. Windows are upvc double glazed. There is the benefit of a multi-fuel stove in the extension. Flood risk; No risk. Approximate Broadband speeds; basic – 16mbps, Superfast-80mbps.

Agents Notes

- 1) There are no rights of way over the property however Knapp Lane is a Bridleway for which the property is accessed off.
- 2) The original bungalow which has been substantially extended by our current vendors is of non-traditional construction with a bricked skin The extensions are traditional build.
- 3) Asbestos was in the original build however in 2014 work was carried out to remove the internal asbestos and fully encapsulate the remainder. (Certificate available from the agents office)





Local Authority

Shropshire Council - Tax Band C

Tenure

The property is freehold

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 enquiries 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

from the centre of Clee Hill Village proceed on the B4214 Tenbury Road. As you start to get towards the end of the village there is a turning on your right hand side into Knapp Lane and the driveway for Sunny Acre is first on the left hand side as indicated by the agents for sale sign.







Floor Plans



Floor Plan
Floor area 123.1 m² (1,325 sq.ft.)

TOTAL: 123.1 m² (1,325 sq.ft.)

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.