



SAMUEL WOOD

3 High Street, Clee Hill, Ludlow, Shropshire, SY8 3LZ

Offers Based On £210,000



This 3 bedroom semi-detached house sits right in the centre of this popular and well serviced village and has a large garden sitting to both front and rear. The original construction of the property was concrete sectional but has a brick skin with a retrospective PRC certificate in situ. Accommodation benefitting from upvc double glazing and oil fired heating includes Entrance Hall, Living Room, Kitchen / Dining Room, Utility, First Floor Landing, 3 good sized Bedrooms and modern Bathroom. EPC - rating D

- 3 bedroom semi-detached house
- Central location in well serviced village
- Upvc double glazing, oil heating
- Large gardens front and rear
- Non standard construction with brick skin

Clee Hill village is an excellent community with a good range of facilities that includes Public House, Doctors Surgery, Junior School, Coffee Shop / Café, Shop, Village Hall, Church and active community. Whilst historic Ludlow sits approximately 4.5 miles to the west and offers a more comprehensive range of facilities.

Upvc double glazed front door opens into

Entrance Hallway

With useful storage area under the stairs

Living Room 14'5" x 11'5" (4.41m x 3.48m)

Has window to frontage and oak effect laminate wood floor

Utility Room 10'3" x 5'9" (3.14m x 1.77m)

Having shelving, window to side and door to rear elevation

Kitchen / Dining Room 14'5" x 12'5" (4.40m x 3.79m)

Having window overlooking rear garden, nicely fitted with a matching range of units to include base cupboards, wall cupboards and drawers, stainless steel sink unit, space and plumbing for washing machine. The Worcester green star oil fired boiler is housed in here and heats domestic hot water and radiators and a small cupboard.

First Floor Landing

Having window to side, access to roof space, door into the airing cupboard having the lagged cylinder and shelving.

Bedroom 1 13'7" x 12'10" (4.15m x 3.92m)

Has window to frontage with a far-reaching view across the rooftops

Bedroom 2 13'7" x 8'9" (4.15m x 2.68m)

Has window overlooking rear garden

Bedroom 3 9'1" x 7'10" (2.77m x 2.39m)

Has window to frontage with that view across the rooftops

Bathroom 8'2" x 5'5" (2.49m x 1.66m)

Modern bathroom having 2 windows to rear elevation, tiled floor, extensively tiled walls and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen and electric shower over.

Outside

The property enjoys a large and enclosed front garden laid to lawn, directly nearest the house and right across the frontage is a paved seating area and out of that front garden to the property has a pedestrian right of way out onto high street. Sitting at the side of the property is a large garden shed, and the paved pathway continues into the rear garden with paved seating area at the back of the house. There is then low brick retaining walls and 3 steps up to the main part of the garden which is laid to lawn having mature hedging and high board fencing aiding privacy and a summer house.

Agents Notes

The original construction of the property was concrete sectional Reema design and has had a brick skin with certification to PRC standard. The property should be mortgagable but with a limited pool of lenders.

Services

Mains electricity, mains water and mains drainage, oil fired heating to radiators, windows are upvc double glazed. Broadband – Basic 19 Mbps, Superfast 80 Mbps, Flood Risk – Very Low.

Directions

The property sits right in the centre of Clee Hill village and has you approach into the centre from the Ludlow direction you come to the crossroads and you will see the public house on the left hand side and after around 5-10 metres the pathway that leads to 3 High Street is on the same side.

Tenure

The Property is freehold

Council Tax Band - A

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

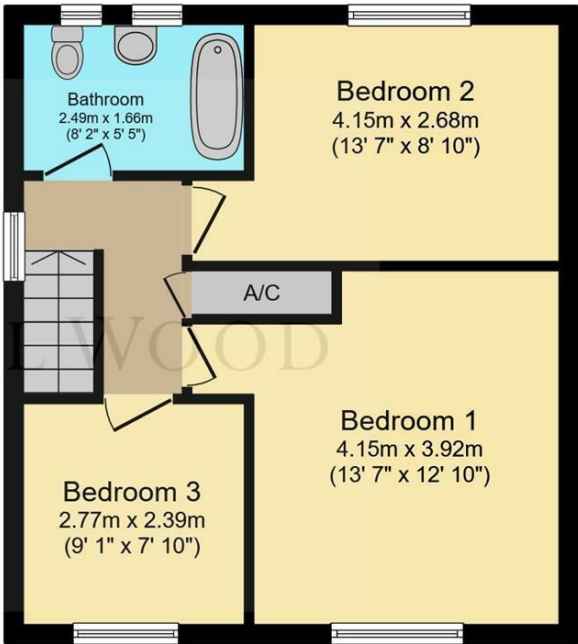
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Floor Plans



Ground Floor
Floor area 41.0 sq.m. (442 sq.ft.)



First Floor
Floor area 41.0 sq.m. (441 sq.ft.)

Total floor area: 82.0 sq.m. (883 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

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