



SAMUEL WOOD

Willow Cottage, 13 Redlake Meadow, Bucknell, Shropshire, SY7 0AY

Offers Based On £225,000



This 3 bedroom end terraced house sits in this popular and well serviced South Shropshire village and enjoys gardens to front, side and rear and a garage Accommodation benefitting from electric heating and upvc double glazing briefly includes: Entrance Hallway, Lounge / Dining Room, Kitchen, First Floor Landing, 3 Bedrooms and Bathroom. No onward chain EPC Rating D

- 3 bedroom end terraced house
- Mature and well respected cul de sac
- Well serviced South Shropshire village
- Garden front side and rear
- Garage and parking
- No onward chain

Bucknell is a popular and well serviced village that enjoys facilities that include: Garage, Butchers, Public House, Heart of Wales Railway station, Bus service to Ludlow and Knighton, Church, Junior School and an active community.

Canopied Porch

with upper glazed front door opens into

Entrance Hallway

having a useful space under the stairs with tumble dryer

Lounge / Dining Room 21'9" x 12'1" (6.65m x 3.70m)

having large window to frontage, window to side and door to rear garden

Kitchen 10'4" x 8'0" (3.17m x 2.44m)

Extensively tiled, having window overlooking rear garden, range of matching units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, stainless steel sink unit and included in the sale is the cooker, fridge and washing machine. Door into airing cupboard housing the factory insulated hot water cylinder and shelving and door into where the old oil fired boiler is housed which was the previous provision of heating for the house but is now redundant

First Floor Landing

having access to roof space with drop down ladder

Bedroom 1 12'0" x 10'9" (3.67m x 3.30m)

having window to frontage with a lovely view across a field to the side, an excellent range of fitted bedroom furniture incorporating wardrobes, chest of draws and bedside cabinets

Bedroom 2 12'1" x 10'9" (3.70m x 3.29m)

having window to rear garden

Bedroom 3 7'5" x 6'5" (2.27m x 1.98m)

having window to rear

Bathroom 6'4" x 5'5" (1.95m x 1.67m)

Extensively tiled, having window to frontage and a suite in white of wc, wash hand basin with vanity cupboard and panelled bath with shower screen, electric shower over and tiled splash backs

Agents Note:

Furniture, fixtures and fittings can be taken to at valuation if required

Outside:

The property sits in a corner of this select cul de sac of similar properties and enjoys a garage, adjacent to the property, being one of a block having up and over door, concrete floor, light and power fitted. A personal gate leads into the enclosed front garden mainly laid to lawn with mature hedges aiding privacy. There is a paved pathway leading to the front door and lawned garden with well stocked herbaceous borders. The pathed pathway then leads up the side of the property to the rear where a paved seating area can be found, a further lawned garden, mature hedging to the rear elevation and attractive borders

Services:

Mains electricity, mains water, mains drainage, electric heating via storage heaters and panel heaters, windows are upvc double glazed. Flood risk – very low. Broadband speeds: Basic 18 Mbps, Superfast 80 Mbps and Ultrafast 900 Mbps.

Local Authority:

Shropshire, 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 or visit our web site at www.samuelwood.co.uk

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

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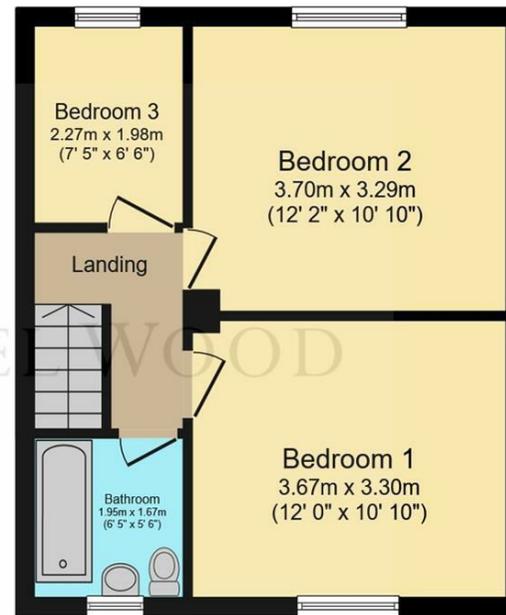


Floor Plans



Ground Floor

Floor area 36.5 m² (393 sq.ft.)



First Floor

Floor area 36.5 m² (393 sq.ft.)

TOTAL: 73.0 m² (786 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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