



SAMUEL WOOD

Iliad Cramer Gutter, Oretton, Kidderminster, DY14 0UA

Offers In The Region Of £475,000



Iliad Cramer Gutter

Oreton, Kidderminster, DY14 0UA



- Detached Bungalow
- Large Garden
- Viewing Recommended
- Beautiful Rural Location
- 3 Bedrooms
- Oil Heating

Iliad is a charming three-bedroom bungalow nestled in a stunning rural setting, offering approximately half an acre of beautiful gardens and a small woodland area. This idyllic property is perfect for outdoor and gardening enthusiasts, providing ample space to explore and enjoy. With its pretty surroundings and generous outdoor space. EPC rating D

This charming three-bedroom detached bungalow offers a well-appointed kitchen breakfast room, ideal for morning gatherings, and a spacious living room complete with a cozy wood burner, perfect for relaxing evenings. The property includes a bathroom and a conveniently located downstairs bedroom which is a versatile room and could serve as an office.

Upstairs, you'll find a generous first-floor landing leading to two double bedrooms, providing ample space for family or guests. Outside, the expansive garden is a true highlight, boasting a delightful woodland area and a productive vegetable patch, perfect for gardening enthusiasts. Additionally, a good-sized storage shed offers practicality for all your outdoor needs. This property is an idyllic retreat for those seeking a peaceful countryside lifestyle.







Directions

What3words ///regarding.export.myths

Agents Note: The property is accessed off an unadopted road

Services: We understand that the property has Oil fired heating, mains electric, Mains water, private drainage via a septic tank.

Broadband Speed: Basic 2Mbps Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

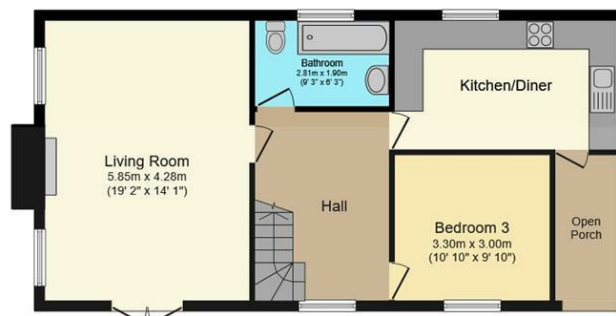
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of office enquiries please phone Andrew Cadwallader on 07974 015764

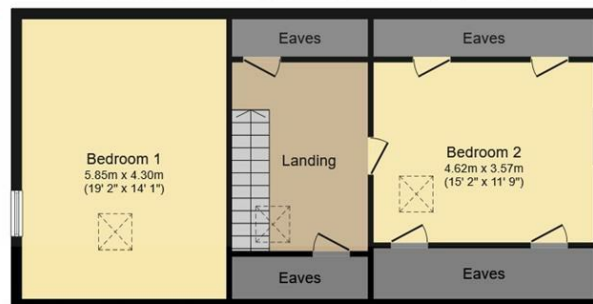






Ground Floor

Floor area 69.9 sq.m. (753 sq.ft.)



First Floor

Floor area 56.3 sq.m. (605 sq.ft.)

Total floor area: 126.2 sq.m. (1,358 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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