



SAMUEL WOOD

Fernleigh Cleeton St. Mary, Kidderminster, Worcestershire, DY14 0QU

Offers Based On £525,000



Fernleigh

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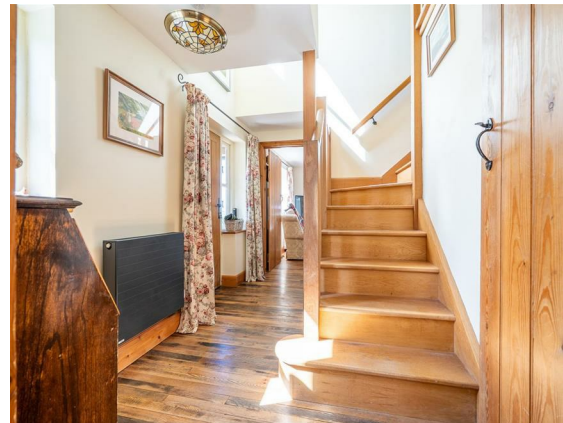
- Three double bedroom detached cottage
- Well away from main roads
- Garage and excellent driveway parking
- High energy efficiency
- Lovely rural location with fine views
- 0.18 of an acre of mature gardens
- Well presented interiors
- Viewing highly recommended

This attractive three double bedroom detached cottage sits on a plot of 0.18 of an acre to include garage and excellent driveway parking, adjoining common land in the rural Hamlet of Cleeton St Mary surrounded by beautiful South Shropshire countryside. The property was built in 2007/2008 and therefore boasts modern interiors, however enjoys some attractive cottage features and an excellent energy performance certificate rating.



Location:

Cleeton St Mary is a rural Hamlet with Church and Village Hall and adjoins common land. This property will suit someone that enjoys an outdoor life style and is well away from main roads. Facilities locally include the village of Doddington which has a garage with shop and further short drive to Cleobury Mortimer, whilst the larger historic towns of Ludlow and Bridgnorth are both within an easy driving distance.





Accommodation:

Large canopy porch with oak door opening into entrance hall with oak staircase and attractive period flooring. Cosy living room with ceiling beams, feature fireplace with exposed brickwork and Clearview woodburning stove, window to frontage and double doors into conservatory enjoying a wonderful view over the garden and surrounding Shropshire countryside.

Kitchen / dining room having double doors out onto a seating area, further window to frontage, window to rear, tiled floor, ample room for large table and chairs and room for sofa whilst the kitchen area is fitted with a range of handmade units with wood block work surfaces. There is a Rayburn solid fuel cooker together with an integrated gas double oven, gas hob with extractor and space for a dishwasher.

A Utility room has a Belfast styled sink and handmade units, space and plumbing for washing machine, wet room off with a suite in white of WC and wash hand basin and rear porch having stable door back out onto the drive.

First floor landing having fitted cupboard and windows front and rear. There are three double bedrooms two having fitted wardrobes and house bathroom with a suite in white to include bath / WC and wash hand basin bath with shower over.

Outside:

The property sits on a plot extending to 0.18 of an acre and has two vehicle access points onto a gravelled driveway. The property enjoys a detached garage that has double doors to frontage, personal door to side, windows and useful storage above, lighting and power fitted. There is an outside tap fitted to the rear of the Garage along with outdoor power at the side. There is also a second outdoor tap fitted at the side of the front entrance gates.

The front garden with the property has stone walling and steps with areas of lawn, shrubs and plants and the rear garden is mainly laid to lawn with some stone edged borders. From this garden there is a beautiful view across common land and surrounding Shropshire countryside while sitting to the side of the house at the back of the garage is a greenhouse.

Services:

We understand that the property has mains electric and water with private drainage. Air source heating to radiators and for hot water heating with solar panel on the roof for additional hot water provision. Woodburning stove in the living room and solid fuel Rayburn in the kitchen (currently not being used). Windows are double glazed.

Broadband Speed: up to 74 Mbps (recently upgraded locally and likely to bring faster speeds)

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: C

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Directions

Proceed from Ludlow on the A4117 through the village of Clee Hill and into the village of Doddington, turn immediately left after the garage and shop and follow this road over a cattle grid taking the first turn on your left-hand side. Follow this road into Cleeton St Mary, you will see the Church on your left-hand side and the property is opposite as indicated by the agents for sale sign.







Floor Plans



Total floor area: 144.6 sq.m. (1,556 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
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