



 **Holters**

10 Highnam Crescent, Clee Hill, Ludlow, SY8 3RE

Offers in the region of £300,000



Holters
Local Agent, National Exposure

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A beautifully presented, 2 bedroom, detached bungalow packed with modern features, set on the edge of a popular village with a good range of amenities and available with no upward chain.

Key Features

- Detached, Modern Bungalow
- Beautifully Presented Throughout
- 2 Double Bedrooms with En-Suite to Master
- Available with No Upward Chain
- Open Plan Lounge/Kitchen/Diner
- Rear Garden/Reception Room
- Driveway & a Detached Garage
- Solar Panels and Electric Flow Boiler
- Whole House Ventilation and Heat Recovery System
- Low Maintenance Rear Garden
- Quiet, Edge of Village Location

The Property

10 Highnam Crescent is situated on the edge of Clee Hill, within a modern and peaceful cul-de-sac, which has a close knit community and forms part of the larger village environment. As you explore the area it is easy to see why, the properties are all lovingly looked after and have well manicured frontages. You can tell it is somewhere people are proud to live! It is convenient too, with Clee Hills useful facilities being less than half a mile away and is equidistant to the market towns of Ludlow and Tenbury Wells. Then there are the numerous public footpaths close by which take you out into the beautiful surrounding countryside and lead you on a rural adventure, while in addition and at the end of the crescent, there is a fenced and gated "residents only" community garden where the stunning far-reaching views can be enjoyed

This bungalow fits the profile of Highnam Crescent perfectly, with a neatly kept front garden having lawn and shrubs are sure to make you smile when you arrive. The brick paved driveway, which leads to the garage, provides ample parking. Internally the accommodation flows well with a tiled porch opening to a spacious hallway which has a large cloak cupboard and airing cupboard providing valuable storage and housing the electric boiler and water tank. The two double bedrooms are located to your left and right, both have built-in double wardrobes, while the master also has the benefit of a stylish en-suite shower room. The

main bathroom is appointed with a matching white suite comprising a 'P' shaped bath with a shower over, a wash basin, W.C. and a heated towel rail. The real highlight of the property is the large, open-plan lounge/kitchen/diner, which is a superb space with a lovely outlook to the rear garden and ample space for both a three piece suite and dining table and chairs, as well as a feature, recently fitted bioethanol stove on a slate hearth. The kitchen area is fitted with plenty of wall and base units and has integrated appliances to include a recently fitted Bosch oven, Bosch induction hob, Bosch washing machine and Bosch dishwasher, as well as a integrated fridge freezer and a combo microwave grill oven with warming drawer below. The rear garden room has been opened-up to lounge/kitchen/diner and is a lovely light and airy spot to enjoy your morning coffee (or evening glass of wine), while looking out across the garden. The garden room has a new, fully insulated tiled roof and is also insulated and plastered to one side. Double doors lead out to the enclosed, low maintenance rear garden, which is private with fenced boundaries and a wider than standard gated side access. There is a paved and gravelled seating area, which poses as a splendid spot to relax within the warmer months, while steps rise to a higher tier, which is laid to lawn with planted borders. A door from the garden provides access into the rear garden, while there is also a useful shed and outside lighting, tap and electric point.

An efficient property to heat and run, 10 Highnam Crescent benefits UPVC double glazed windows and external doors, high levels of insulation, an electric powered flow boiler to a 'wet radiator' heating system, a thermal solar powered system with 2 Li-ion batteries heating the water, ventilation with a Heat Recovery System (MVHR) and super fast fibre broadband. In addition, the sellers have recently installed hardwearing and waterproof luxury vinyl Karndean flooring throughout.

Available with no upward chain, 10 Highnam

Crescent is a wonderful property, which is ready for the new lucky owners to move straight into and start proudly calling "home". It is hard to put the best qualities of this bungalow into words, or to capture the lovely feeling the property gives you with a camera, there is just no substitute for seeing it in person, so please contact us anytime and come and see for yourself.

The Location

Clee Hill and the the surrounding countryside is well known as one of Shropshire's areas of Natural Outstanding Beauty and offers breathtaking views from the top and on a clear day, Fellow peaks can be seen such as the Malvern Hills, Brecon Beacons, Black Mountains, Long Mynd and even Snowdonia; great for those of an active disposition or those who just appreciate great views and scenery. The village of Clee Hill offers a variety of amenities and recreational facilities including a community primary school, a busy local pub called The Golden Cross Inn, a grocery shop with post office, a church, a fish & chip shop, café, a regular bus services, plus much more. For sports enthusiasts, Clee Hill also has football and rugby teams.

The historic town of Ludlow is found just 5.5 miles west of Clee Hill, while the market town of Tenbury Wells also lies just 5.5 miles south of the village. The historic town of Ludlow offers countless antique and local produce markets and book, craft and garden fairs. For sport lovers, days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Ludlow is also the host of the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Christmas Fayre; enough to keep you entertained all year round. If this is not enough, Ludlow is the nearest train station to Clee Hill which provides regular trains to larger towns and cities should you need. The area around Clee hill also offers a number of highly regarded schools including Lacon Childe secondary school (Cleobury Mortimer), Ludlow High School, Tenbury High School and also private schools such as Moor Park and Lucton.



Services & Heating

We are informed the property is connected to mains water, drainage and electricity and has the benefit of an electrically powered flow boiler and a 'wet radiator' heating system. The property also has solar panels which help to heat the water and reduce energy bills as well as providing an income.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Ludlow - 5.5 miles
- Tenbury Wells - 5.5 miles
- Cleobury Mortimer - 6 miles
- Kidderminster - 18 miles
- Worcester - 26 miles
- Hereford - 27 miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

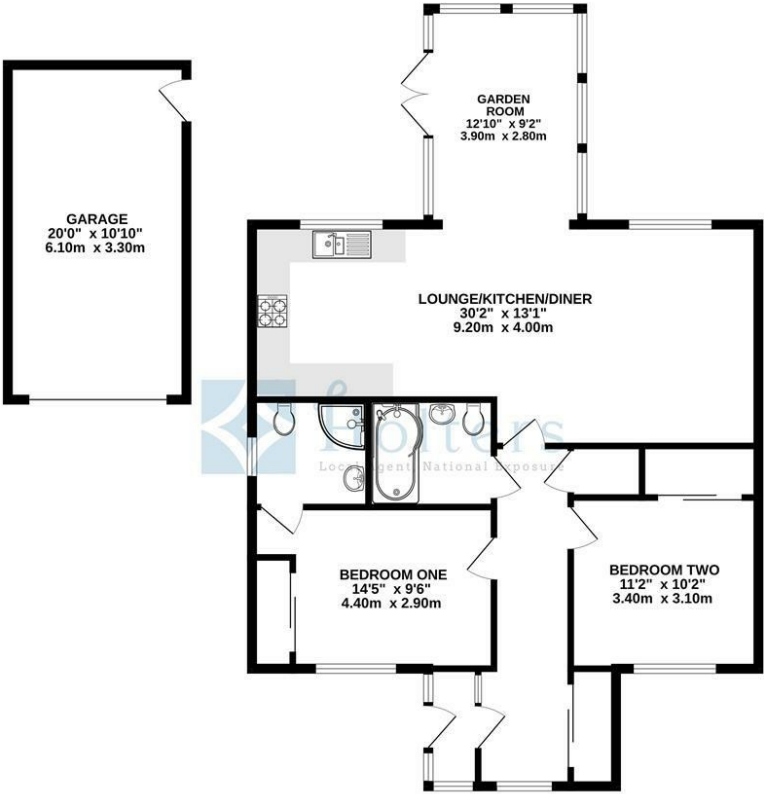
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose

agents they give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1215 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq. ft. (112.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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