



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FIR TREE COTTAGE

ROCKS GREEN, LUDLOW, SHROPSHIRE, SY8 2DS

GUIDE PRICE

£275,000



**A DETACHED COUNTRY COTTAGE FOR IMPROVEMENT ENJOYING RURAL VIEWS
AND SET JUST A SHORT DRIVE FROM HISTORIC LUDLOW.**

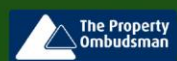
- KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- GENEROUS LEVEL GARDENS
- DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Ludlow – 1.5, Clee Hill – 4.5, Craven Arms – 8.5, Tenbury Wells – 10, Cleobury Mortimer – 10, Leominster – 12.5, Kidderminster – 21.5, Hereford – 25, Shrewsbury – 30, Worcester – 31.5, M5 Junction 6 – 32, Birmingham – 40.

DIRECTIONS

From the northern Ludlow/A49 bypass roundabout take the A4117 signed Kidderminster/Bridgnorth/Clee Hill and after 0.5 mile the property will be found on your right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Fir Tree Cottage is set back off the A4117 in an accessible location just a short drive away from historic Ludlow and is conveniently within walking distance of Sainsbury's, Rocks Green. Ludlow is a vibrant market town and offers many facilities including a variety of independent shops, supermarkets and services, a good array of restaurants and pubs, primary and secondary schools, sixth form college, doctors' surgeries, community hospital, theatre/cinema, leisure centre with swimming pool and gym, and a range of clubs and societies.

Fir Tree Cottage is a compact detached cottage constructed of rendered elevations under a slate tiled roof and set in gardens of about 0.2 acre (tbv), with far reaching countryside views. The property has driveway parking, UPVC framed double glazing and a recently installed external Worcester oil fired combi boiler. The property is offered with no upward chain, and with some upgrading will form a very comfortable home. The property also offers plenty of scope for extension, subject to planning permission.

ACCOMMODATION

A porch has a part glazed door opening into the entrance hall with cloakroom/utility with pedestal basin, wc, plumbing for a washing machine and space for a tumble drier. The sitting room has a brick fire surround with a stone hearth ideal for a woodburning stove. The dining room has an opening through to the kitchen which has an understairs cupboard, a range of cream fitted units incorporating a stainless steel sink/drain, with space for a cooker, plumbing for a dishwasher, space for a fridge/freezer, and a door to a side porch with a new part glazed door opening out onto the garden.

Stairs from the entrance hall rise up to the first floor landing off which are a double bedroom and two single bedrooms, one of which has a built-in cupboard. The family bathroom has a bath, a thermostatic shower in a separate cubicle, a pedestal basin and wc.

OUTSIDE

The stoned driveway has ample parking space for three cars. Paths lead around either side of the cottage to the sheltered south facing level garden which is mostly laid to lawn with a fish pond.

SERVICES

Mains water and electricity are connected.
Oil fired central heating – external Worcester combi boiler.
Private drainage.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7090-7338-0622-4023-3003>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Sole Agent: –
Nick Champion - Tel: 01584 810555
E-mail: info@nickchampion.co.uk
View all of our properties for sale and to let at:
www.nickchampion.co.uk

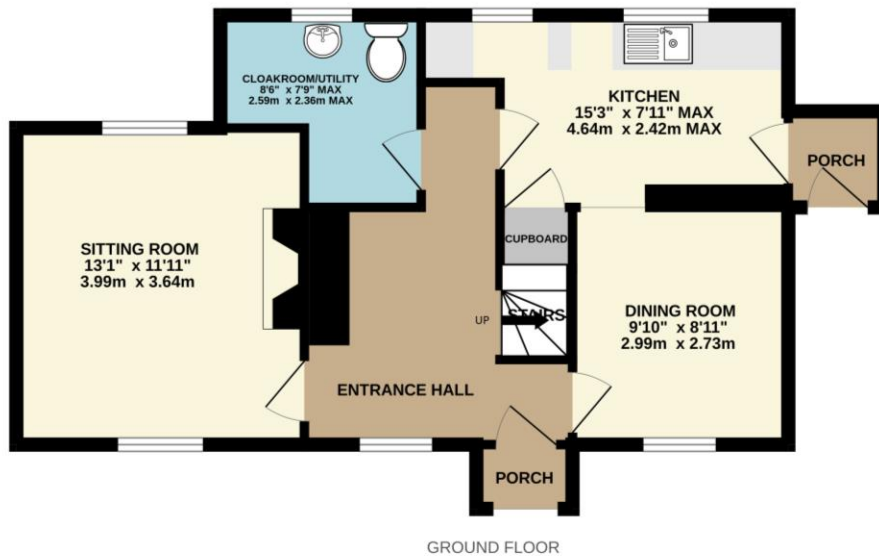
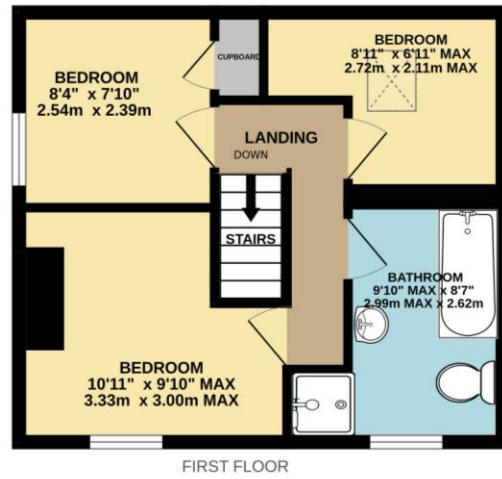
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Photographs taken on 11th April 2024

Particulars prepared April 2024.







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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.