

9 CLEE VANTAGE

£395,000



“A sweet bungalow in a quiet location”

Clee Hill, Shropshire

9 Clee Vantage has been a much-loved family home for many years and sits in an elevated position along a quiet cul-de-sac, enjoying tremendous, far-reaching views across the neighbouring counties. With scope for refurbishment and improvement, this bungalow presents a superb opportunity for the next owner.

- Great views
- Scope for improvement
- Quiet cul-de-sac location
- Walking distance to amenities
- No onward chain
- Driveway and garage
- Manageable garden



The property is entered via a side access door, sheltered in a small, half-glazed entrance porch. From here, the inner reception hallway leads through to the sitting room, which enjoys fabulous views into the distance.

There is a kitchen/ breakfast room which could benefit from updating, giving the new owner the opportunity to put their own design-stamp on the property.

There are three bedrooms, all to the rear of the property, as well as a modern wet room-style family bathroom.

Outside: A generous driveway provides ample off-road parking and leads up to a detached garage. There is a front garden and rear garden, both mainly laid to lawn: plenty to keep gardeners happy.

Area: Clee Vantage is a quiet cul-de-sac just a short walk from the amenities of Clee Hill Village, which include a village convenience stores, fish and chip shop and village hall. There is a bus route at the mouth of Clee Vantage traveling between Ludlow and Kidderminster several times a day. Clee Hill is well-known for its spectacular far-reaching views of the surrounding counties and the area is peppered with these vistas as well as walking opportunities for ramblers, cyclists and horse riders, with a selection of nearby stables. The village of Cleobury Mortimer is nearby, as is the historic town of Ludlow which has all the amenities you would expect from a market town.

Note: Out of respect, we are currently only showing exterior photographs whilst family remembers remove private belongings from the property.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



Directions: Travel east from Ludlow on the A4117 towards Cleobury Mortimer and Kidderminster. After approx 4 miles, enter the village of Clee Hill, then turn right into Clee Vantage. Follow the cul-de-sac around and number 9 will be found on your left hand side after approx 60m.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Electric storage heater/ panel heater
Services:	Mains water, electricity, drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available)

* correct as of instruction date

** Source: BT



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