

# BIRCH LEA

£450,000



“A great, versatile family home”

Seifton, Shropshire

Within easy reach of Ludlow and with outstanding, far-reaching views, this recently refurbished, 4-bedroom property offers generous, versatile accommodation and benefits from the latest air source heat pump and solar technology.

- Generous, 4 bed property
- Air source heat pumps
- Solar panels
- 3 reception rooms
- Versatile layout
- Wrap around garden
- Far-reaching views
- Ample parking



The front door leads into the main reception hallway, this provides enough space to hang coats and store shoes. There is an adjacent cloakroom with WC and handbasin and a door accessing a storage space.

The bright sitting room overlooks the front garden and takes in the stunning open views across Shropshire countryside into the far distance. Below a wooden mantel, there is a Jetmaster multi-fuel fire in an ornate surround, providing a pretty focal point for the room.

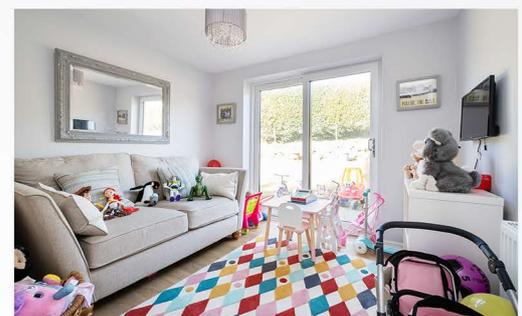
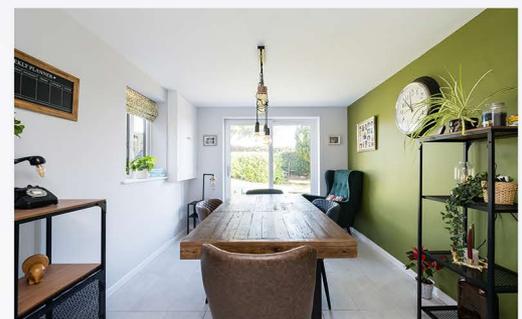
The kitchen/ breakfast room has been completely redesigned to provide a stylish space to cook, relax, entertain and gather at mealtimes. The attractive kitchen has plenty of cupboard space and counter worktop space for food preparation. The sink overlooks the rear garden and a large electric, range-style oven sits centrally in front of a stainless splash back and extractor unit. The breakfast bar area includes more open storage and two stools. The area links through to an attendant utility area, with space and plumbing for white good such as washing machine and dishwasher, as well as a further sink. There is an external door leading out to the rear garden. At the rear of this open-plan space sits a more formal dining area, with sliding patio doors accessing the garden.

Finally, to the far end of the inner hallway, lies a further light and airy reception room, also with a sliding patio. This is currently used as a child's playroom but could easily be used as a home office, snug or craft room.

A set of turning stairs lead to the first floor; here, all rooms are connected via a central hallway. There are three double bedrooms with superb views to the front of the property and into the distance, as far as Ludlow. A smaller bedroom sits to the rear of the property, currently used as a home office. There is a large family bathroom and a further bathroom, which serves the master bedroom. A boiler room provides additional storage space and there is also the bonus of a walk-in closet.

This property is highly energy-efficient, benefitting from a recently installed air source heat pump and solar panels.

**Outside:** The property is approached across a tarmac driveway, providing plenty of off-road parking. A wooden picket fence and gate [cont...]





[cont...] accesses the front garden, enjoying more great views, and wraps around the entire property, which is mainly laid to lawn and features some mature trees and shrubs. There is a storage shed and summer house, as well as a set of double gates, permitting useful access to the rear garden.

There is immediate road access, giving the benefits of a beautiful countryside location and views but without the limitations of windy back roads, which can be tricky to navigate or inaccessible in winter.

**Area:** The property sits between the rural settlements of Seifton and Corfton. This beautiful area is blessed with stunning countryside and rambling rural walks on the doorstep. Ludlow and Craven Arms are just a short drive away and have supermarkets, cafes, take away food shops, schools, service stations, mechanics, medical services, bus links and train stations. The walkers' paradise of the South Shropshire Hills are a little to the north and offer stunning scenery.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Radiators, Air source pumps
Services:	Mains water and electricity. Private drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | \*\*Source: BT



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.