

**9 Clee View  
Ludlow  
Shropshire  
SY8 1HU**

**MARY STONE  
PROPERTIES**



**Offers in the region of £150,000 Freehold**



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**This property is of prefabricated concrete, therefore non-standard construction and is not mortgageable.  
No Onward Chain**

**Three bedroom semi detached property with two reception rooms, attached garage, family bathroom and good sized gardens.  
Mains gas central heating, double glazed and mains drainage.  
Shropshire council tax Band A**

**Entrance Hall** 6' 11" x 13' 5" (2.1m x 4.1m)  
spacious hallway with understairs storage, radiator and stairs to the first floor

**Second Reception Room** 10' 10" x 9' 10" (3.3m x 3m)  
having a fitted carpet, radiator and window to the rear elevation

**Living Room** 10' 10" x 13' 9" (3.3m x 4.2m)  
fitted carpet, feature brick fireplace, useful built in cupboard, radiator, window to the rear elevation

**Kitchen** 6' 11" x 12' 2" (2.1m x 3.7m)  
matching range of fitted wall and base units with laminate work tops, integrated eye level electric double oven, ceramic hob with an extractor unit over, stainless steel sink and drainer, space and plumbing for a washing machine, window to the front elevation and a door opens into the garage

**Garage** 23' 0" x 10' 4" (7m x 3.15m)  
concrete flooring, up and over door, water tap, overhead lighting and power points. A door leads out onto the front drive and another door opens to the rear gardens

**First Floor Landing**  
having a fitted carpet, telephone extension, radiator, access to loft space

**Bedroom One** 10' 10" x 12' 10" (3.3m x 3.9m)  
double bedroom with a fitted carpet, radiator, built in cupboard with shelving, window to the rear elevation

**Bedroom Two** 10' 10" x 11' 10" (3.3m x 3.6m)  
double bedroom with a fitted carpet, radiator, window to the rear elevation with lovely far reaching views. Airing cupboard housing the Worcester mains gas central heating boiler

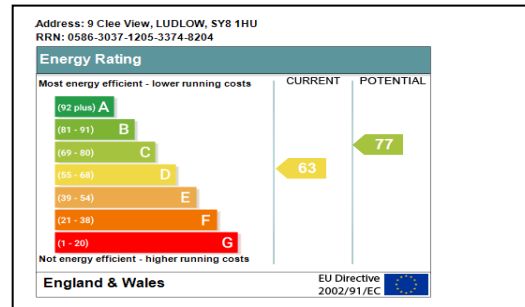
**Bathroom** 6' 11" x 5' 11" (2.1m x 1.8m)  
coloured suite comprised of wc, pedestal basin, bath with an electric Triton shower over, radiator

**Bedroom Three** 6' 11" x 10' 6" (2.1m x 3.2m)  
carpet, radiator, built in wardrobe with hanging rail and shelving, window to the front elevation

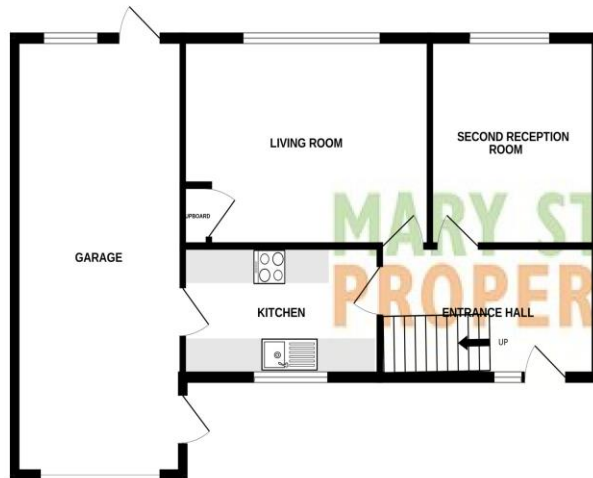
### **Outside**

having driveway parking to the front of the property and the rear gardens can be accessed through the garage. The good sized rear gardens are mainly laid to lawn with panelled fencing borders. There are established flowering plants and shrubs and having far reaching views. There is also a rear access gate.

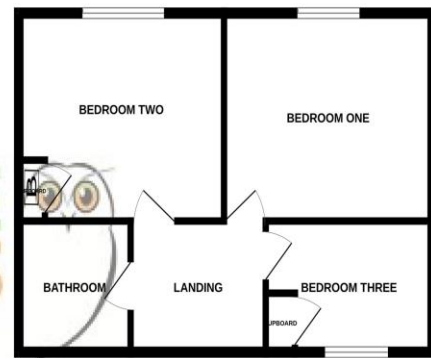
- (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
(2) These particulars do not constitute part or all of an offer or contract.  
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.  
(4) Potential buyers are advised to recheck the measurements before committing to any expense.  
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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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