



**Mid Bank Bungalow, Angel Bank, Ludlow, SY8 3HY**  
**Price £380,000**

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# Mid Bank Bungalow Angel Bank Ludlow

Situated on the sought-after area of Angel Bank, this well presented three-bedroom detached bungalow enjoys stunning far-reaching views across the surrounding Shropshire countryside. Offering spacious and versatile living throughout, the property also benefits from extensive gardens designed for self-sufficient living, together with a detached garage/workshop and ample off-road parking.

- 3 Bedroom Detached Bungalow
- Countryside Views
- Must View Property
- Recently Modernised
- Large Rear Garden
- Driveway/Garage

## Material Information

**Price** £380,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** D

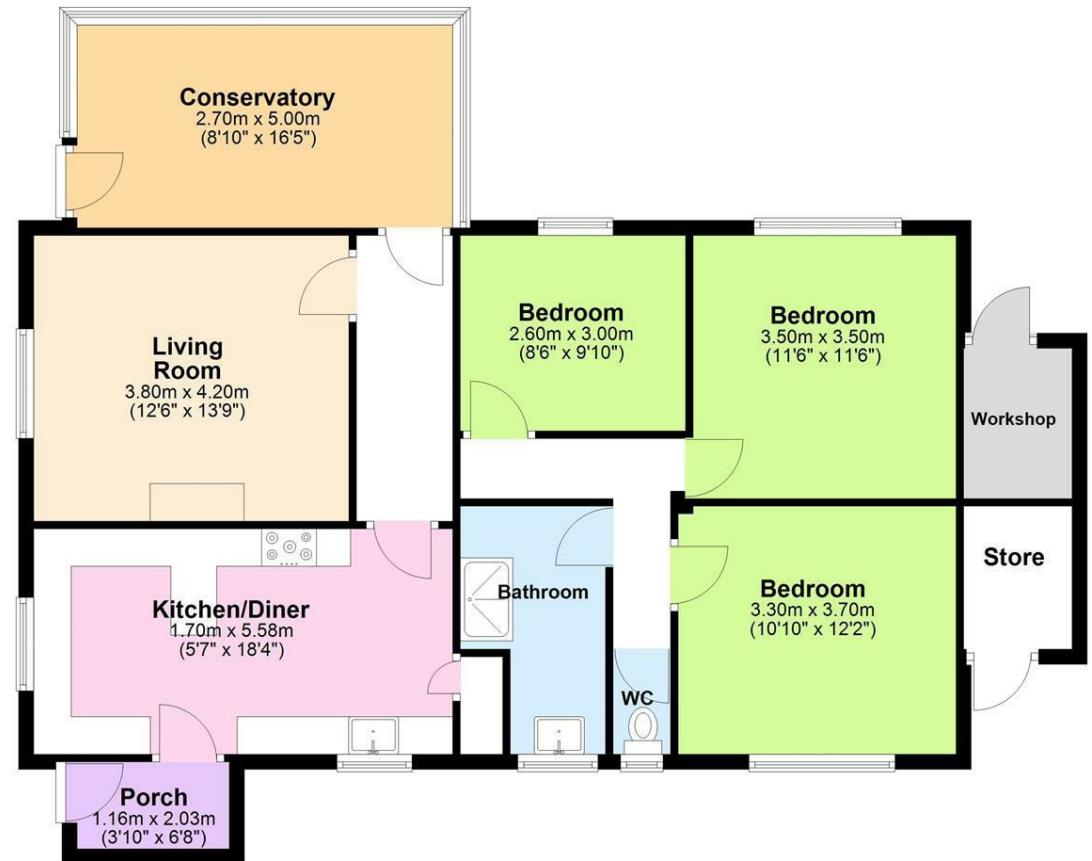
**EPC:** C (75)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



Total area: approx. 97.6 sq. metres (1051.1 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated on the sought-after area of Angel Bank, this well presented three-bedroom detached bungalow enjoys stunning far-reaching views across the surrounding Shropshire countryside. Offering spacious and versatile living throughout, the property also benefits from extensive gardens designed for self-sufficient living, together with a detached garage/workshop and ample off-road parking.

## Property Description

The bungalow is entered via an entrance porch/utility area, leading into a recently re-fitted kitchen/diner with modern appliances. The kitchen comes with the benefit of having ample storage along with a pantry area.

A central hallway provides access to the principal rooms and includes loft access. The sitting room is a comfortable and light-filled space featuring a charming log burner, together with dual aspect UPVC triple glazed windows.

To the rear, the conservatory enjoys delightful panoramic and unspoilt countryside views and offers an excellent additional reception space with direct access into the garden.

There are three well proportioned double bedrooms. Bedrooms to the rear enjoy particularly attractive rural views. There is recently update shower room accessed from the hallway along with a separate W.C.

The detached garage/workshop offers excellent storage and workspace facilities, complete with power, lighting, shelving and loft storage above.

## Outside and Garden

The property is approached via a tarmac driveway providing off-road parking and access to the detached garage/workshop. Attractive wrap around path lends easy access to all sides of the bungalow, while the front garden features thoughtfully planted flower beds, hedged borders and a useful lean-to store currently used as a log store.

To the rear, the gardens are a particular feature of the property, being beautifully maintained and predominantly laid to lawn with a raised paved patio ideal for outdoor dining and entertaining. The gardens enjoy a magnificent backdrop of rolling Shropshire countryside and have been carefully developed to support self-sufficient living, incorporating a variety of vegetable plots, a small amount of fruit trees, a 20ft poly tunnel and greenhouse. In addition, there is a pond and ample outside seating area available. There is also a further lean-to outbuilding offering additional storage potential.

## Location

Angel Bank is a highly regarded rural location enjoying an elevated position with exceptional countryside views, whilst remaining conveniently accessible to nearby market towns and local amenities. The views from this property and this location are beautiful, really has to be seen to be appreciated.

## Services

Mains electricity and water are understood to be connected. Heating is via oil-fired central heating. Prospective purchasers are advised to make their own enquiries regarding the availability and suitability of services.

## Tenure

The property is understood to be freehold. Prospective purchasers should make their own enquiries through their solicitor regarding tenure and associated rights or obligations.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS



