



# 1 & 2 The Grove

Culmington, Ludlow, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An attractive pair of brand new semi-detached homes with parking located in a favoured South Shropshire Village

1 & 2 The Grove form part of a select development of stunning homes nestled in the wonderful Shropshire countryside close to the historic Medieval market town of Ludlow. With attractive traditional elevations both properties feature great living space, while outside their rear gardens boast lovely country views and parking



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**TWO PARKING SPACES**



**GARDEN WITH VIEWS**



**FREEHOLD**



**RURAL**



**839 SQ FT**



**PRICES FROM £315,000**



### The properties

These superb properties have been thoughtfully designed to suit their wonderful surroundings and today's modern style of living. The properties which have accommodation over two floors benefit from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heating, well equipped kitchen and stylish bathroom.

The entrance hall with limestone flooring and cloakroom has stairs to the first floor landing and doors to an open plan kitchen/dining room and sitting room. The well-equipped kitchen/dining area offers shaker style wall and floor units with granite work surfaces incorporating a breakfast bar. The modern Bosch appliances consist of an induction hob with extractor fan, oven, dishwasher and fridge freezer. The neighbouring double aspect sitting room with oak flooring has a set of double opening doors which lead to the rear garden.

On the first floor there are three bedrooms, the principal rear aspect bedroom enjoys countryside views. The stylish three piece family bathroom includes bath with shower, heated towel rail and tiled flooring.

### Outside

The rear garden has a paved limestone patio area leading to lawn, there is also an outside tap, power and courtesy lighting; to the front there are two parking spaces.

**Agents Note:** These discounted homes are only available to purchasers who match the required buyer criteria. Please ask the agent for further information.

**Plot 1:** Guide Price £315,000

**Plot 2:** Guide Price £325,000





## Location

The pretty village of Culmington is surrounded by some of the most stunning quintessentially English countryside and boasts an active village hall, which hosts several events throughout the year. All Saints Church which is believed to be one of Shropshire's oldest churches is Anglo Saxon and dates to the 11th Century.

There is an abundance of fabulous walks on the doorstep as well as a number of sporting pursuits which include regular meetings at Ludlow racecourse and a popular golf club.

The Medieval market town of Ludlow is about 6 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. Ludlow is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Ludlow Castle.

There are several well-regarded schools in the area, including the independent Moor Park School.

Ludlow train station is on the main Manchester to Cardiff line and offers good connecting links north to Shrewsbury and Crewe and south to Hereford, for frequent air travellers there are airports at Birmingham International, Manchester & Liverpool. The A49 also links the county town of Shrewsbury in the north to the cathedral city of Hereford in the south, it is possible to connect to the M5 motorway at either Bromsgrove or Worcester.



## Distances

- Craven Arms 5 miles
- Ludlow 6 miles
- Church Stretton 11 miles
- Much Wenlock 15 miles
- Shrewsbury 26 miles
- Birmingham 50 miles

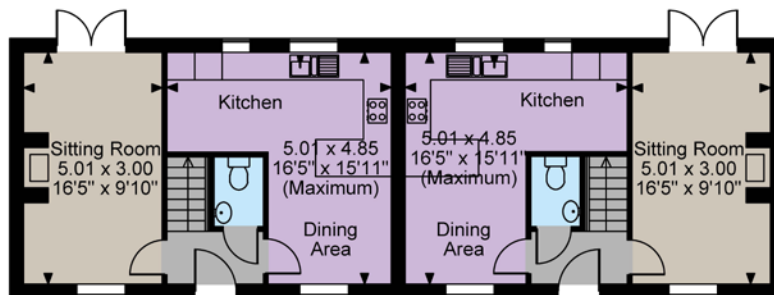
## Nearby Stations

- Ludlow
- Church Stretton
- Craven Arms

## Nearby Schools

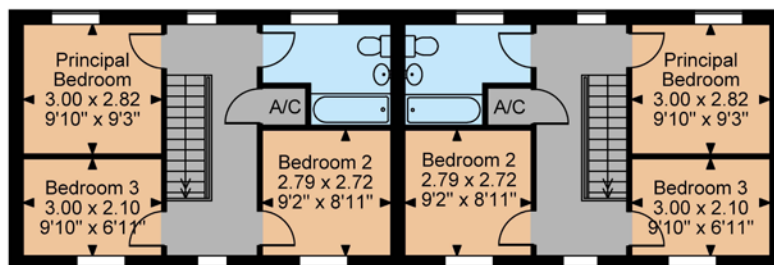
- Lucton School
- Hereford Cathedral School
- Concord College
- Moor Park School





**Plot 1 Ground Floor**

**Plot 2 Ground Floor**



**Plot 1 First Floor**

**Plot 2 First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 839 sq ft (78 sq m)

For identification purposes only.

## Directions

Post Code SY8 2DB

what3words: ///strumming.skill.vertical

## General

**Local Authority:** Shropshire County Council

**Services:** Air source heating, mains water and electric, private foul and storm drainage.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Unallocated

**EPC Rating:** TBC

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Warranty:** ICW - 10 years

**Agents Note:** There will be a management charge per dwelling to contribute to the communal areas/services - please consult with your solicitor for verification.

Images of development are CGIs

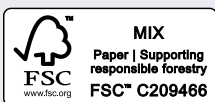
## West Midland New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

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