



## **2 Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RF**

### **£425,000**

Sensational views are just part of the appeal of this substantial semi detached 3 bedroom house. Looking directly across to The Long Mynd and Ragleth Hills, an extension helps to provide exceptional accommodation including: Enclosed Porch, Entrance Hall, Living Room, Dining Room, Large Kitchen/Breakfast Room, Utility Room, WC, Study, 3 Bedrooms, Spacious Shower Room. OCH, DG, Double Garage, Impressive 100' Long Rear Garden. No Upward Chain. Simply has To Be Seen.



## 2 Ludlow Road, Little Stretton, Church Stretton, Shropshire, SY6 6RF Ref: 4817

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Double glazed composite entrance door.

### Enclosed Porch

Quarry tile flooring.

### Entrance Hall 12' 6" x 6' 11" (3.81m x 2.11m)

Radiator, staircase leads to First Floor Landing.

### Living Room 14' 0" x 13' 10" (4.26m x 4.21m) into bay

Walk in double glazed bay window enjoying uninterrupted, glorious views towards the Stretton Hills, polished stone fireplace with open grate and hearth, alcoves to either side with display shelving, radiator.

### Dining Room 3' 3" x 12' 1" (0.99m x 3.68m)

Radiator, wood effect uPVC double glazed French doors with side windows leading onto delightful garden with views over countryside beyond including The Ragleth.

### Kitchen/Breakfast Room 20' 6" x 9' 6" (6.24m x 2.89m) max

Fitted with cream fronted unit to 3 wall areas, wood style laminate work tops twin drainer sink unit, tiled surround, double glazed side and rear windows enjoying similar outlooks to the Dining Room. Integrated 4 ring hob with filter hood over, double oven. 2 radiators, full height cupboards.

### Utility Room 13' 4" max x 9' 5" (4.06m x 2.87m)

Range of base units with laminate work tops, Belfast glazed sink, double glazed window and door to rear garden, tiled flooring, radiator.

### Ground Floor WC

Fitted with WC and corner wash basin with cupboard beneath, tiled flooring, radiator, extractor, double glazed rear window.

### Study 9' 5" x 7' 8" (2.87m x 2.34m)

Radiator, double glazed side and rear windows, range of storage cupboards.

### Double Garage 21' 6" x 19' 3" (6.55m x 5.86m)

Twin roller doors, 2 double glazed windows, Worcester oil fired central boiler, hydraulic vehicle lift.

### Spacious First Floor Landing

Double glazed side window, access to useful loft space.

### Bedroom 1 12' 3" x 12' 2" (3.73m x 3.71m)

Double glazed window overlooking garden and countryside with views to The Ragleth, range of fitted wardrobes and storage cupboard, radiator.

### Bedroom 2 12' 2" x 11' 5" (3.71m x 3.48m)

Range of fitted wardrobes and storage cupboards, radiator, double glazed windows with magnificent views to the Stretton Hills and The Longmynd.

### Bedroom 3 8' 8" x 7' 4" (2.64m x 2.23m)

Double glazed window enjoying similar views to Bedroom 2, radiator.

### Shower Room

Large room fitted with 1.6m shower cubicle with electric shower unit, wash basin WC, range of cupboards, fully tiled to 2 1/4 walls, radiator, 2 double glazed windows, built in airing cupboard.

### Outside - Front

The property is approached over a Tarmac driveway which opens up to provides ample parking and turning space and access to double garage. The front garden is laid to lawn, ornamental gate and pathway to the rear.

### Rear Garden

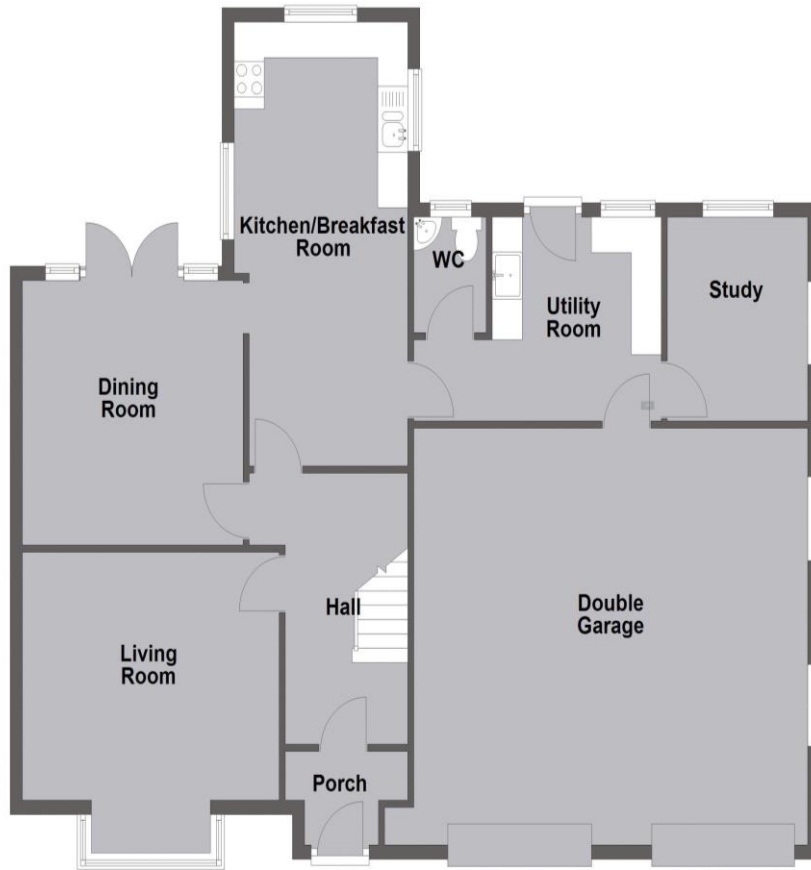
Approached onto a paved patio with lighting point and tap. Attractive garden provides lawn with central shrub bed and well stocked borders, selection of trees. Timber clad Summer House and adjoining Workshop/Store. The garden is a particular feature of the property and well enclosed by fencing and hedging. Approximately 100' in length.

### Council Tax Band D

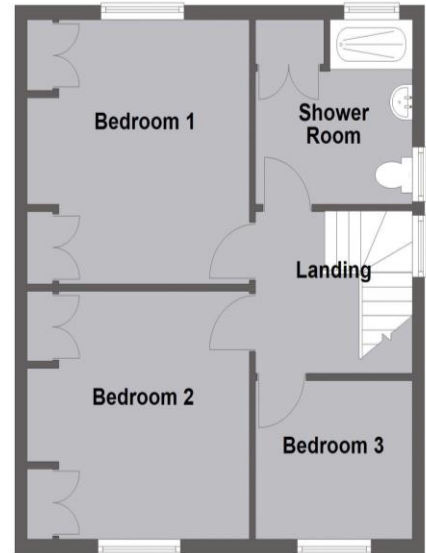
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

2 Ludlow Road, Little Stretton

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

2 Ludlow Road Little Stretton CHURCH STRETTON SY8 6RF	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: 13 May 2034  Certificate number: 9034-0925-7300-0507-725
--	--	---

Property type: Semi-detached house  
 Total floor area: 117 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	43 D	75 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**