



SAMUEL WOOD

Holmlea Henley Road, Ludlow, Shropshire, SY8 1QZ

Asking Price £389,950







# Holmlea Henley Road

Ludlow, Shropshire, SY8 1QZ



- Traditional 3 bedroom semi-detached house
- Well presented and much improved interiors
- Good sized rear garden
- Excellent Garden Room
- Enjoying a non-estate position
- Parking for 4 cars and garage
- Internal inspection recommended

This much improved and well-presented 3 bedroom traditional semi-detached house enjoys a non-estate position along Henley Road within easy reach of Ludlow's historic town centre. Outside the property enjoys excellent driveway parking, Garage and a good sized and level rear garden to include a wonderful garden room. Accommodation benefitting from upvc double glazing and gas fired heating includes: Reception Hall, Wet Room, Living Room, Dining Room, Kitchen, First Floor Landing with 3 Bedrooms, upgraded Shower Room and access into a large loft. EPC D



Holmlea sits along Henley Road which is a non-estate position yet within easy reach of the historic town centre where a good range of shopping, recreation and educational facilities can be found.

Attractive front door with upper glazed glass and leaded feature opening into

## Reception Hall

Having a quarry tiled floor and further window to front elevation opening into an area with engineered oak floor and staircase rising to first floor

## Wet Room 4'11" x 4'5" (1.50m x 1.35m)

With window to frontage, tiled walls and floor, modern suite in white of wc, wash hand basin and shower area

## Dining Room 12'8" x 11'0" (3.88m x 3.36m)

With large window to frontage and further window to front porch, feature cast iron fireplace and engineered oak floor

## Living Room 17'4" x 13'3" (5.30m x 4.06m)

Sitting to the rear of the property with bay window and double doors out to garden, side windows to either side and further window to rear. Engineered oak floor and a feature fireplace with wooden surround and a flame effect gas fire fitted. Opening through to



### **Kitchen 9'6" x 8'9" (2.90m x 2.68m)**

With door and window to rear garden and further Velux double glazed roof window, tiled flooring, range of matching units with oak fronts, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, 4-ring gas hob with extractor positioned above, electric oven below, planned space and plumbing for dishwasher and room for a fridge.

### **First Floor Landing**

With window to side and a cupboard housing the Worcester combination gas fired boiler which heats domestic hot water and radiators

### **Bedroom 1 12'10" x 10'7" (3.92m x 3.25m)**

With bay window to rear elevation overlooking the garden, feature fireplace with cast iron basket grate and fitted wardrobe cupboards with hanging rail and shelves

### **Bedroom 2 12'9" x 10'7" (3.91m x 3.25m)**

With bay window to front elevation with a view down Henley Road and across the roof tops to the surrounding hills and a feature fireplace with basket grate

### **Bedroom 3 7'8" x 6'6" (2.34m x 2.00m)**

With window overlooking rear garden

### **Shower Room 6'4" x 5'10" (1.95m x 1.80m)**

With window to frontage, modern suite in white of wc, pedestal wash hand basin, large double width shower cubicle with shower fitted, shelved storage to the side, tiled floor and walls

### **Large Loft**

with retractable drop down ladder off the landing, fully carpeted with light, power and a velux double glazed window to rear.

### **Garden Room 19'8" x 9'6" (6.00m x 2.90m)**

which has potential for home office, gym and has light and power fitted, full picture window overlooking garden, double doors to the same and further window to frontage. There is also an air conditioning unit which also provides a heat source during the winter months.

### **Outside**

The property is approached onto a large tarmac frontage with parking for 4 vehicles, well established flowering border with box hedging, boarded fencing and brick wall to side elevations. Double opening doors to the Garage, large Velux double glazed roof window, access to useful loft storage, tiled floor, range of kitchen units to include base cupboards and wall cupboards, planned space and plumbing for washing machine, room for 2 further appliances. Doored access into cupboard under the stairs. The rear garden with the property is enclosed with boarded fences to side and rear elevations aiding privacy, large paved seating area at the back of the house, step then up onto 3 circular lawned sections, well established and attractive flowering borders, further paved seating area at the top of the garden, there is a small raised decked area with a garden shed and a wonderful large detached garden room.







### Services

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators, windows are upvc double glazed, telephone to BT regulations. Broadband speeds - Basic 16 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps, Flood Risk - Very Low

### Tenure

The property is Freehold

### Local Authority

Shropshire Council  
Council Tax Band C

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions



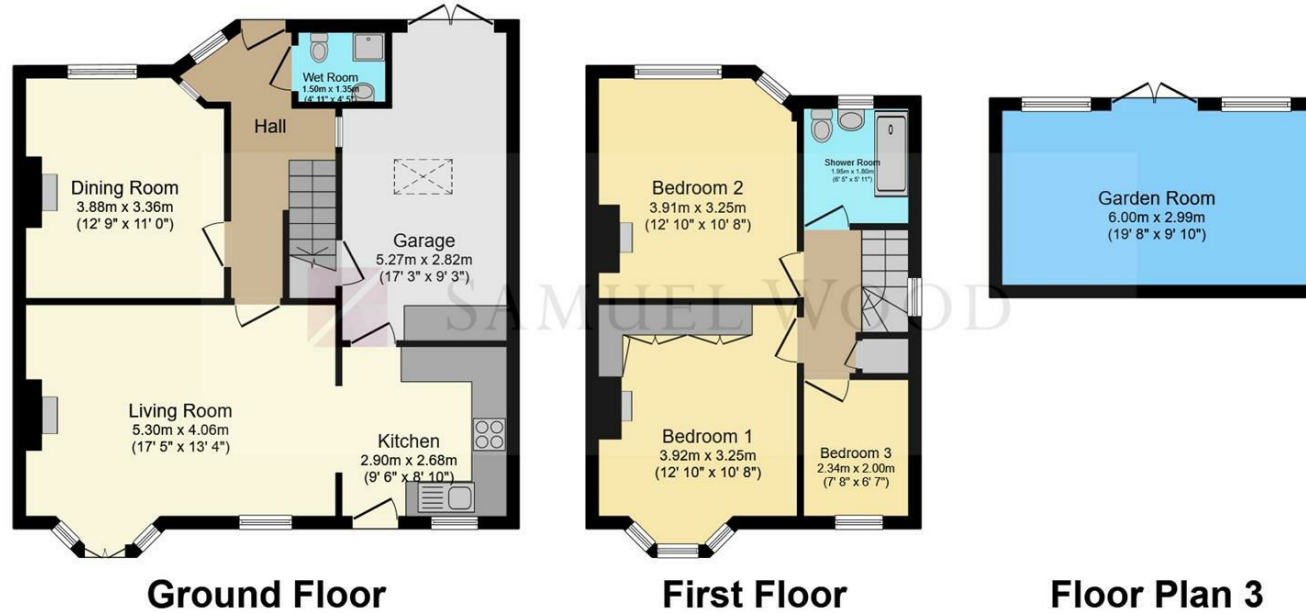








## Floor Plans



Total floor area 121.1 sq.m. (1,303 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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