



SAMUEL WOOD

Cherrywood Henley Road, Ludlow, Shropshire, SY8 1QZ

Asking Price £325,000



# Cherrywood Henley Road

Ludlow, Shropshire, SY8 1QZ



- Spacious 3 Bedroom old style semi
- Well presented interiors
- Double width driveway parking and garage
- Non estate location, close to town
- Gas heating, double glazing, woodburner
- Attractive and landscaped garden

This attractive old style 3 bedroom semi-detached house sits in a non-estate position within easy reach of Ludlow's historic town centre. Outside the property enjoys excellent driveway parking and integral garage. To the rear there is a well maintained and good sized garden. Accommodation benefitting from upvc double glazing, gas fired heating and woodburner, is well presented and briefly includes: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility and Cloakroom, First Floor Landing with 3 Bedrooms and large Bathroom. EPC-D. No Onward Chain.



Henley Road is a popular residential area within an easy walk of Ludlow's historic town core which offers a good range of facilities and is renowned for its architecture culture and festivals.

## Spacious Reception Hall

With attractive patterned quarry tiles and door into useful pantry cupboard with extensive shelving.

## Dining Room

Has feature fireplace with exposed brickwork, flagstone hearth and woodburning stove. Double opening doors into

## Rear Conservatory

Being of upvc construction with double glazed roof, tiled flooring and double doors out onto the garden.

## Living Room

Has bay window to front elevation, feature chimney breast with attractive fire surround and flame effect gas fire fitted.



### **Kitchen**

Having window to rear elevation with further double glazed roof window, tiled flooring, range of matching units with wood styled fronts, heat resistant work surfaces, stainless steel sink unit. Electric hob with extractor positioned above and electric oven below.

### **Utility Room**

Having window and door to rear garden, large lantern window in the ceiling, tiled floor matching that of the kitchen, range of base cupboards, wall cupboards, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, planned space and plumbing for dishwasher, washing machine and room for fridge freezer.

### **Cloakroom**

Having suite in white of wc and wash hand basin

### **First Floor Landing**

With window to side, access to roof space with drop down ladder.

### **Bedroom 1**

Having large bay window to front elevation, across one wall is an excellent range of fitted wardrobe cupboards with hanging rail and shelves.

### **Bedroom 2**

Having window overlooking rear garden, pretty tiled fireplace and wardrobe cupboard to side

### **Bedroom 3**

Has window to frontage

### **Bathroom**

Having window to rear elevation, modern suite in white that includes pedestal wash hand basin, wc, panelled corner bath and separate shower cubicle with multi head shower fitted.



### **Outside**

The property is approached onto a tarmac frontage which provide parking for 4 cars, there is a low brick wall to front elevation and raised flowering borders to either side of the driveway. An electrically operated up and over door opens into the properties integral garage having concrete floor, and housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. The rear garden with the property is enclosed by high board fencing to both side and rear elevation aiding privacy, right across the rear of the house is a paved seating area. Two steps then lead up onto the main part of the garden which is laid to lawn and is accessed under an archway with climbing plants. At the top of the garden there is then a further paved seating area sitting under a pergola again with climbing plants and shrubs and a good sized garden shed.



### Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, together with a woodburning stove in the Reception Room, windows are upvc double glazed, Broadband speeds: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk-Very Low.

### Tenure

The property is Freehold

### Local Authority

Shropshire Council - Tax Band C

### Viewings

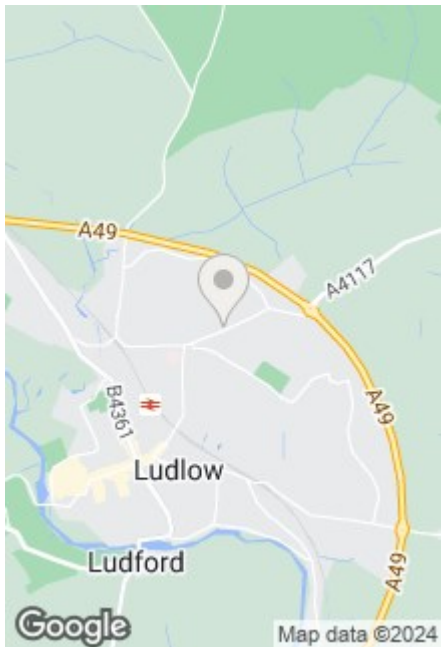
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

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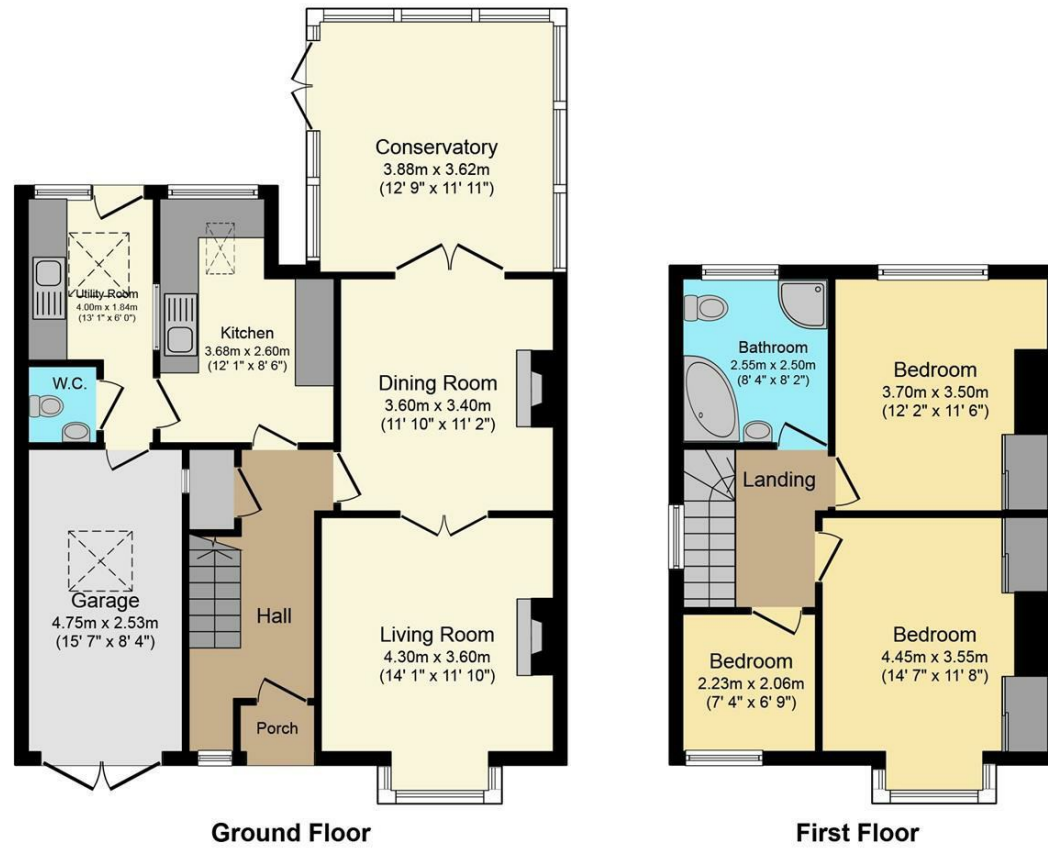
### Directions







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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