



SAMUEL WOOD

22 Henley Road, Ludlow, Shropshire, SY8 1RA

Asking Price £275,000





# 22 Henley Road

Ludlow, Shropshire, SY8 1RA



- 3 bedroom end terraced house
- Easy reach of Ludlow's town centre
- Gas heating, upvc double glazing, Woodburner
- Gardens to both front and rear.
- Non-estate position
- Much improved and well presented accommodation
- Rear driveway parking and garage

This much improved and spacious 3 bedroom end terrace house sits in a convenient location in a mature residential area. Outside the property enjoys gardens to both front and rear, a rear driveway providing parking for a car and a single garage. Accommodation much improved benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Cloakroom, Dining Room open plan to Living Room with woodburner, recently refitted Kitchen, First Floor Landing with 3 Bedrooms and modern Bathroom. No onward chain. EPC – D



Front door opens into

## Entrance Hall

With window to frontage.

## Cloakroom

Having Flush wc in white, window to side and the Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators and shelving

## Dining Room into Open Plan Living Room 23'5" x 12'9" (7.14m x 3.89m)

Having large window to frontage a pretty bricked fireplace and coving. Large opening though into the Living Area with double opening doors out onto the rear garden. There is a feature chimney breast with beam over and exposed brickwork, woodburning stove sat on a grate and coving.



### **Kitchen 15'0" x 8'9" (4.58m x 2.68m)**

Having door and window to rear elevation an additional double glazed roof window letting in scores of natural light, fitted with a matching range of units with grey fronts to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and matching splashbacks, stainless steel sink unit, electric hob with extractor positioned above, electric oven below. There is planned space for and plumbing for washing machine and room for a fridge freezer

### **First Floor Landing**

Having access to roofspace and window to side

### **Bedroom 1 13'2" x 12'11" (4.03m x 3.94m )**

Having window to frontage, picture rail.

### **Bedroom 2 12'5" x 10'0" (3.80m x 3.06m )**

Has window overlooking the rear garden

### **Bedroom 3 9'4" x 8'5" (2.85m x 2.58m)**

Has window overlooking the rear garden

### **Bathroom 7'6" x 6'2" (2.30m x 1.88m)**

Has window to frontage and a suite in white of wash hand basin, wc, panelled bath with shower screen, shower over and attractive tiled splashbacks

### **Outside**

The property is approached into a enclosed front garden with hedge to front elevation, picket gate and concrete pathway leading to front door, passing on either side gravelled gardens with shrubs. A shared access then leads down the side of the property through a further gate into enclosed garden. This has paved seating directly nearest the house, lawned garden with silver birch tree and shrubs, gated access then leads onto a driveway with double gates out onto the road at the rear and here is a detached single garage being of timber construction, light and power fitted and measuring internally 4.70m x 2.84m.

### **Local Authority**

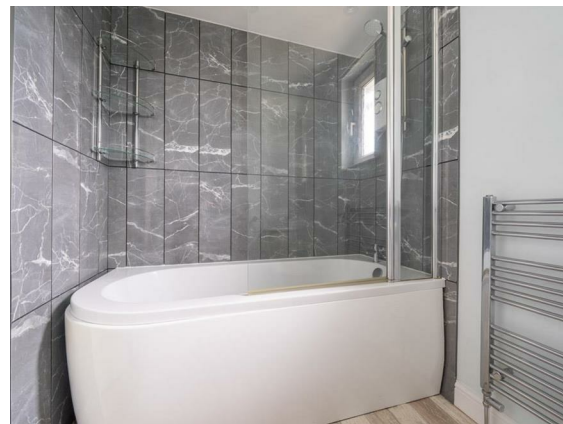
Shropshire Council  
Council Tax Band A

### **Services**

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, telephone to BT Telecom regulations, windows are upvc double glazed, Broadband speeds Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low.

### **Tenure**

Freehold







### Viewings

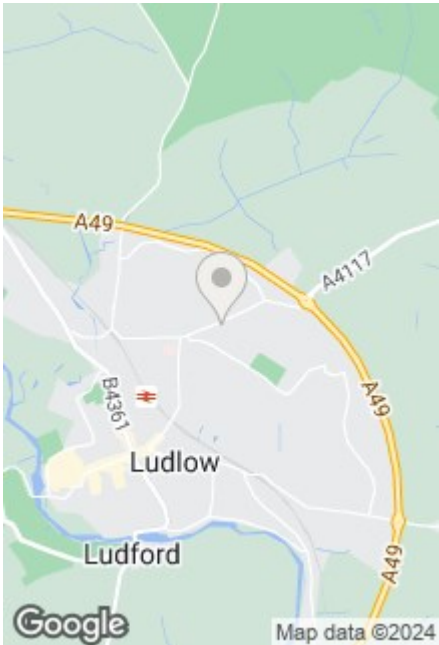
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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



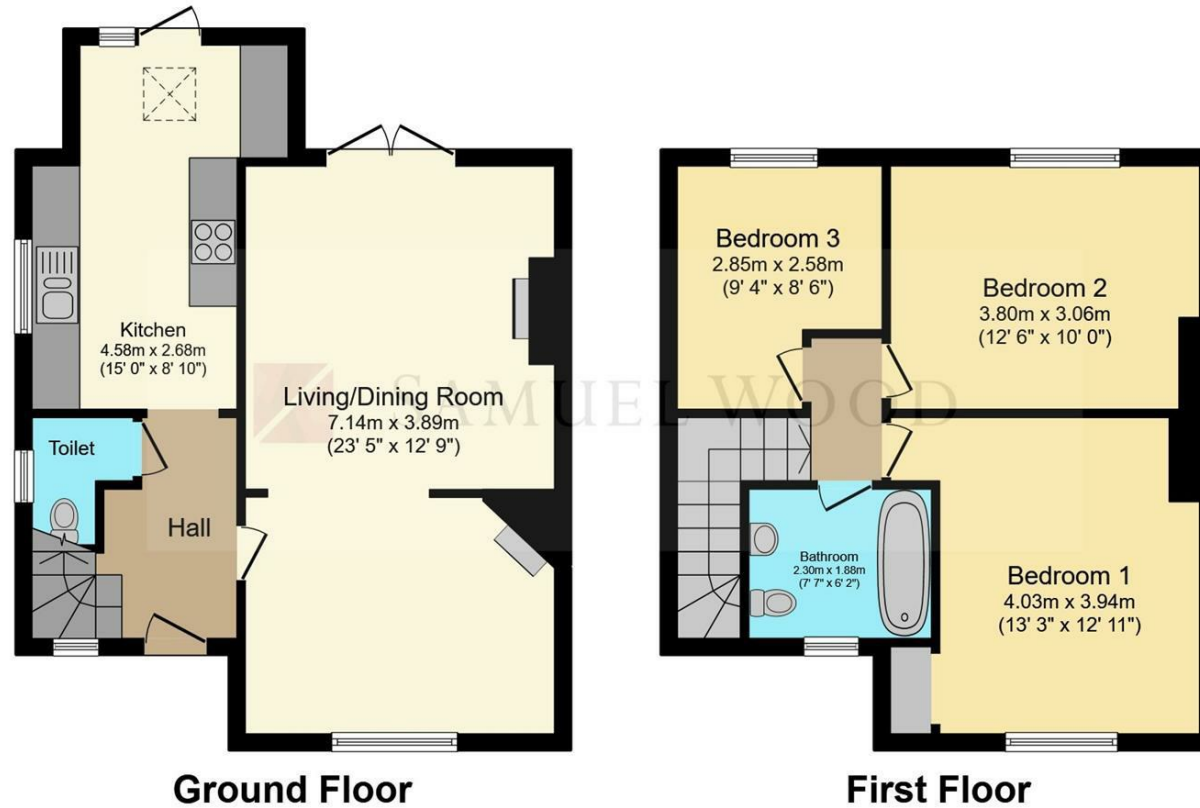








## Floor Plans



Total floor area 91.3 m<sup>2</sup> (983 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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