



SAMUEL WOOD

Whitehaven, 2 Julian Road, Ludlow, Shropshire, SY8 1HA

Asking Price £520,000



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Ludlow, Shropshire, SY8 1HA



- Large 4 bedroom semi-detached townhouse
- Desirable street close to town centre
- Delightful features of the period
- 2 reception rooms & large kitchen / diner
- 4 double bedrooms, 2 bathrooms
- Small garage and driveway parking
- Enclosed rear garden
- A fabulous home that warrants an internal visit

This attractive 4 bedroom Edwardian semi-detached town house sits in a desirable and quiet street within a short walk of Ludlow's historic town centre. Outside the property enjoys a garage, driveway parking and a delightful rear garden. Accommodation exceptionally spacious and well presented with numerous features of the period, benefits from gas fired heating and includes: Entrance Porch, Entrance Hall, Living Room, Sitting Room, Large Kitchen / Diner, Cloakroom, Utility Room, First Floor landing with 3 Bedrooms, En-Suite Shower Room, House Bathroom, Second Floor Landing and Bedroom 4. Internal inspection essential. EPC rating E



Julian Road is a desirable and popular street within a short walk of Ludlow's historic town centre which is renowned for its architecture, culture and festivals and benefits from a mainline railway station. Accommodation at this delightful home warrants an immediate inspection and is fully described as follows:

Door and window open into

Entrance Porch

period door with leaded and coloured glass opens into

Spacious Reception Hallway

with herringbone quarry tiled floor, lovely high ceilings with ceiling cornice and door into

Cloakroom

with quarry tiled floor, suite in white of wc and wash hand basin, door into boiler cupboard housing the wall mounted gas fired boiler which heats domestic hot water and radiators together with hot water tank

Living Room

with period window to frontage, lovely ornate high ceilings, picture rail, cornice, feature fireplace with wooden surround, display shelving, basket grate with tiled insets, 4 sets of doors then open into

Sitting Room

with ornate ceilings, cornice, coving, period fireplace with tiled surround and double doors out onto the rear garden



Kitchen / Dining Room

sits at the rear of the house and is a lovely light space with 3 large sash windows and 4 doors to rear elevation out onto the garden. The dining area has ample room for table and chairs whilst the kitchen is fitted with a matching range of cream coloured units, heat resistant work surface and tiled splash backs, stainless steel sink unit, integrated fridge- freezer and dishwasher, central island with granite work surface and attractive fireplace with brick features where the range cooker sits. Quarry tiled floor in the kitchen area, tiled floor in the dining area

Utility Room

with window to rear elevation and tiled floor matching that of the dining area, heat resistant work surface with stainless steel sink unit, space and plumbing for washing machine, room for a freezer and useful shelving

Attractive period staircase rises to

First Floor Landing

with window sitting to the side

Bedroom 1

with large window to frontage with deep sill, feature fireplace and sitting to either side of the chimney breast are fitted wardrobe cupboards

En-Suite Shower Room

with window to frontage and a suite in white of wc, pedestal wash hand basin, shower cubicle with shower fitted, tiled floor and extensively tiled walls

Bedroom 2

with window overlooking the garden, pretty fireplace with tiled inset and basket grate and fitted wardrobe sitting to the side of the chimney breast

Bedroom 3

with window overlooking the rear garden

House Bathroom

with 2 windows to side, suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over and tiled splash backs

Second Floor Landing

with window to side and access into loft space

Bedroom 4

with window to frontage, pretty fireplace, further smaller window to side and half door into eaves storage



Outside:

The property is approached onto a tarmac driveway. The front garden has low brick wall to frontage and personal gate leading onto a pathway to the front door. That garden is interspersed with shrubs and plants. Off the driveway there are double doors into the property's single garage with personal door to rear elevation and personal door back into the porch. To the rear of the house there is a beautifully maintained and mature rear garden with brick wall to its rear elevation and high board fencing to sides aiding privacy. There are paved seating areas directly at the back of the house, garden shed and lawned garden, mature trees to include cherry and pear and well-established borders around the outside of the lawn.



Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Broadband speeds 16 – 74 Mbps. Flood risk – very low.

Local Authority:

Shropshire, tax band - D

Agents Note:

The property sits in a conservation area

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 or visit our web site at www.samuelwood.co.uk

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

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

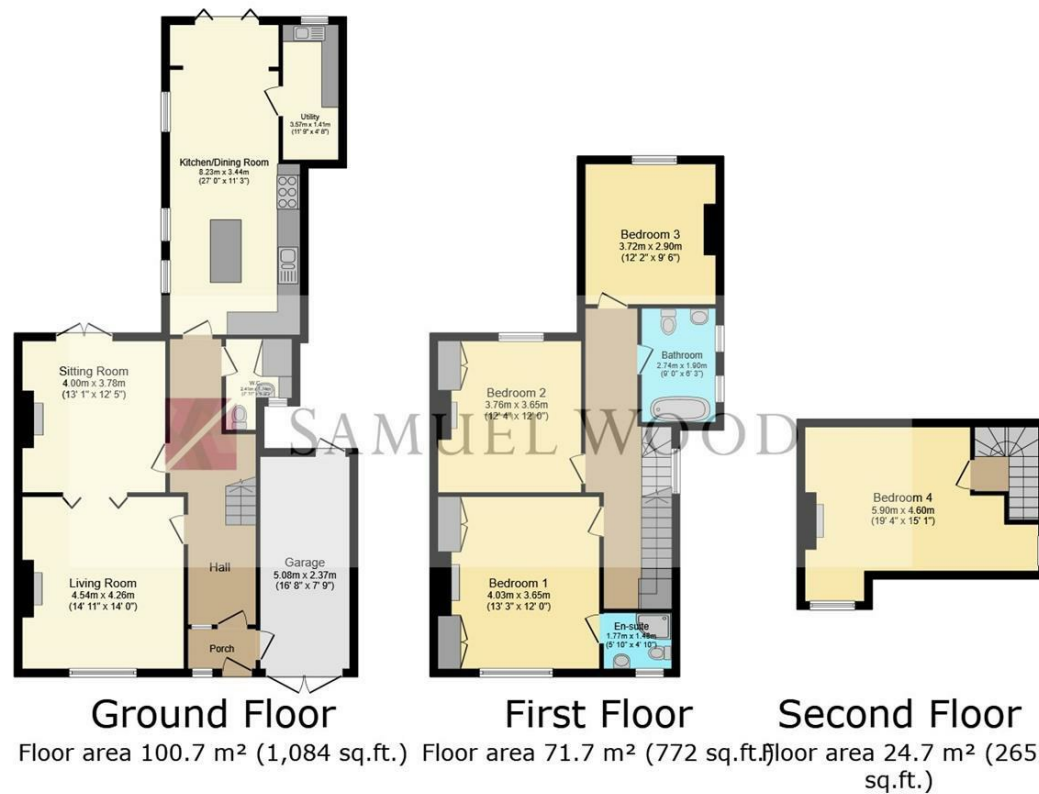
From Ludlow proceed out of town along Gravel Hill taking the 2nd turning on your right into Julian Road and after approximately 100m No. 2 will be found on the right hand side as indicated by the agents for sale sign.







Floor Plans



TOTAL: 197.1 m² (2,122 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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