



SAMUEL WOOD

14 Parys Road, Ludlow, Shropshire, SY8 1XX

Asking Price £325,000





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This 4 bedroom detached house sits in a popular residential area on the eastern side of Ludlow town, close to a good range of local amenities. Outside the property enjoys driveway parking and an enclosed rear garden.

Accommodation benefitting from upvc double glazing and gas fired central heating is worthy of internal inspection and includes Reception Hall, Cloakroom, Living Room, Dining Room, Re-fitted Kitchen, Utility Room, Large Garden Room, Study, First Floor Landing with 4 Bedrooms, House Bathroom and En-suite Shower Room.

EPC -C



- 4 bedroom detached house
- Popular location on edge of town
- Gas heating and upvc double glazing
- Recently re-fitted kitchen
- Large garden room at rear
- Driveway Parking and Gardens

#### Canopied Porch

Underneath which is front door with matching side panel opening into

#### Reception Hallway

With tiled floor

#### Cloakroom

Having wc and wash hand basin in white and tiled floor matching that of the hallway

#### Living Room

Has a bay window to front elevation, feature fireplace with wooden surround and gas fire fitted. Double doors open into

#### Dining Room

Having door back into the hallway and further double doors with matching side windows opening into

#### Large Garden Room

Being of upvc construction with a solid roof, tiled floor with underfloor electric heating. Double doors opening out onto the garden.

#### Kitchen

Has window overlooking rear garden, refitted approximately 3 years ago, with a modern range of matching units with wood styled fronts, heat resistant work surfaces with matching splash backs, 1 ½ bowl sink unit, electric hob with extractor positioned above, electric oven opposite and integrated fridge. Also housed in the kitchen and integrated into one of the units is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. Archway through into

#### Utility Room

With space for a fridge / freezer, space and plumbing for washing machine and further matching range of units.

#### Study (former garage)

Having window to frontage

#### First Floor Landing

Having access to roof space, airing cupboard housing factory insulated hot water cylinder and shelves.

#### Bedroom 1

Has window to frontage, 2 sets of double opening doors into wardrobe cupboard and shelf

#### En-suite Shower Room

Having window to side, suite in white of wash hand basin with vanity cupboard, wc and shower cubicle with shower fitted.

#### Bedroom 2

Has 2 windows to frontage, fitted wardrobe cupboard with hanging rail and shelf and a half door into useful under eaves storage

#### Bedroom 3

Has window to rear elevation

#### Bedroom 4

Has window overlooking rear garden

#### House Bathroom

Having window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath

#### Outside

The property is approached onto a tarmacadam driveway which provides parking for 2 cars. The front garden with the property is open plan with lawn, mature tree and border. Gated access then leads into the rear garden which is enclosed by high board fencing to both side and rear elevations aiding privacy, there is a paved seating off the conservatory, lawn with borders and garden shed.

#### Services

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed. Broadband speed up to 100 Mbps. Flood risk - none.

#### Local Authority

Shropshire Council

#### Council Tax Band

Band - D

#### 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)

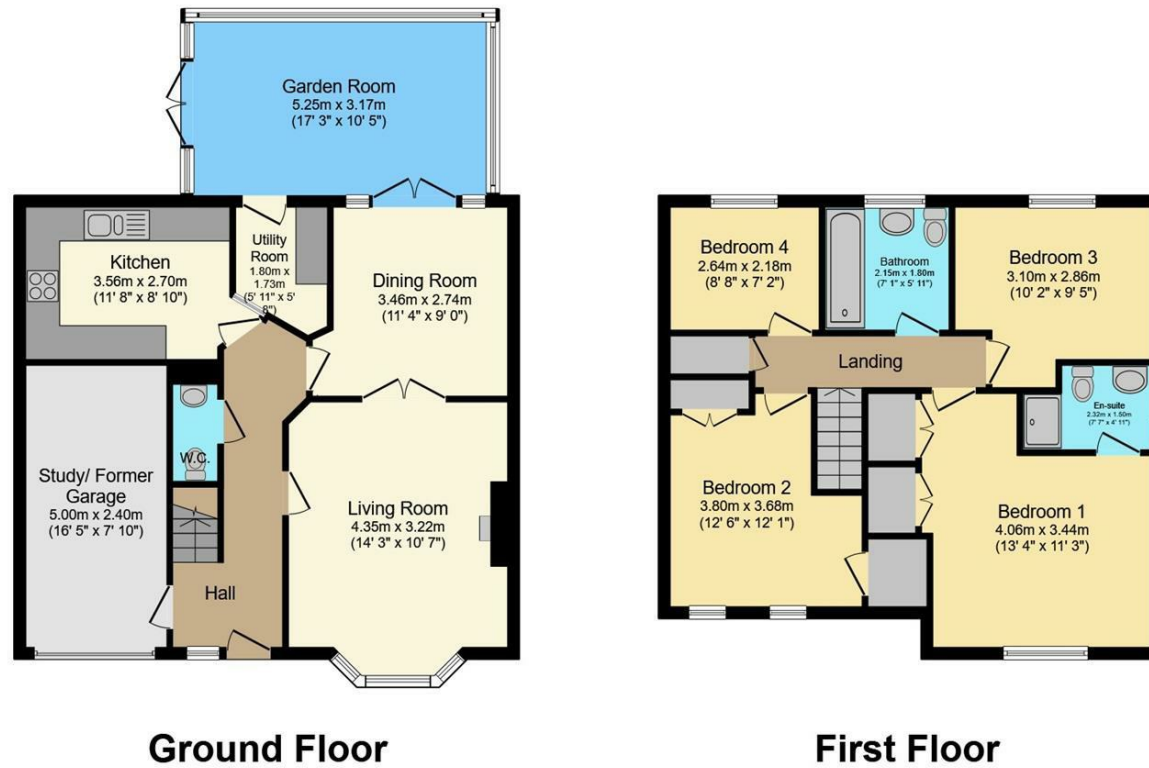
For out of office enquires please phone Andrew Cadwallader on 07974 015764

#### Referrals

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## Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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