



SAMUEL WOOD

9 Lacy Road, Ludlow, Shropshire, SY8 2NS

Asking Price £289,950



 4  1  2  B

This 4 double bedroom end terrace house sits in a convenient and mature residential area within easy reach of Ludlow's town centre. Outside the property has well maintained gardens to both front and rear, whilst accommodation is much improved and substantially extended needs to be viewed to be fully appreciated. Benefitting from solar panels, gas fired heating, upvc double glazing to: Entrance Hall, Kitchen / Breakfast Room, Dining Room, Large Living Room, Utility Room, Cloakroom, Store, First Floor Landing with 4 Double Bedrooms, Large Bathroom and small Office. Viewing recommended. EPC B

- 4 Double Bedroom end Terraced House
- Mature and well established residential area, close to town
- Accommodation extended to 1600 square feet
- Gardens front and rear
- Presented to a high standard
- Viewing recommended

Front door opens into

Entrance Hall

With further window to frontage

Kitchen / Breakfast Room 16'0" x 11'0" (4.88m x 3.37m)

Having window to frontage, nicely fitted with a modern range of matching units with wood styled fronts, heat resistant work surfaces and tiled splashbacks. Large breakfast bar, stainless steel sink unit, electric hob with extractor positioned above, electric oven adjacent, planned space for a dishwasher and American style fridge/freezer.

Dining Room 16'0" x 10'0" (4.90m x 3.07m)

Having window to frontage and archway through into a

Magnificent Living Room 23'3" x 13'4" (7.10m x 4.07m)

Timbered ceiling, double doors out onto the rear garden onto a covered seating area and large window to rear elevation. There is a feature chimney breast with mantle over (non-functional).

Utility Room 15'9" x 7'1" (4.82m x 2.17m)

Having door and window to rear garden, heat resistant work surface with base cupboards and wall cupboards, space and plumbing for washing machine and room for a dryer.

Cloakroom

Having suite in white of wc and wash hand basin and a useful store having door and window back to the frontage.

First Floor Landing

Having access to roof space, door into Linen cupboard with shelves

Bedroom 1 13'2" x 9'10" (4.03m x 3.00m)

Having window to rear with a fantastic far-reaching view across the rooftops to surrounding countryside. There is excellent fitted furniture to include a full suite of fitted wardrobes, dressing table, bedside cabinets and chest of drawers.

Bedroom 2 11'6" x 11'5" (3.53m x 3.50m)

Having window to frontage and fitted wardrobe cupboards.

Bedroom 3 11'6" x 10'0" (3.52m x 3.05m)

Having window to frontage, fitted wardrobe cupboards and shelved alcove.

Bedroom 4 10'10" x 9'8" (3.31m x 2.95m)

Having window to rear with this phenomenal view and the Baxi wall mounted gas fired boiler is housed here and heats domestic hot water and radiators.

Large Bathroom 10'4" x 7'10" (3.16m x 2.40m)

Having 2 windows to side, suite in white of wc, pedestal wash hand basin, corner bath with seat and corner shower cubicle with shower fitted.

Small Office 6'9" x 4'8" (2.08m x 1.44m)

Having a fitted desk and shelving

Outside

The property enjoys an enclosed front garden with slabbed pathway leading to the front door. There are areas of artificial grass and borders with shrubs and plants. Pathway then continues to a secondary access into the store, whilst at the rear there is an enclosed garden with boarded fencing to both side and rear elevations aiding privacy. The top section of the garden is raised and has a lovely covered outside dining space ideal for barbeques, astro turfed lawn and a decked area. There are then steps down to the bottom section of garden which again is partly gravelled and has a lawn with attractive flowering borders and small shed.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. The property also has the benefit of solar panels on the roof which provide an income which was £675.00 pounds for 2023 and runs to 21/12/2034.. Broadband – Superfast 220 Mbps, Ultra – 1000 Mbps, Flood Risk – Very Low.

Local Authority

Shropshire Council
Band - C

Viewings

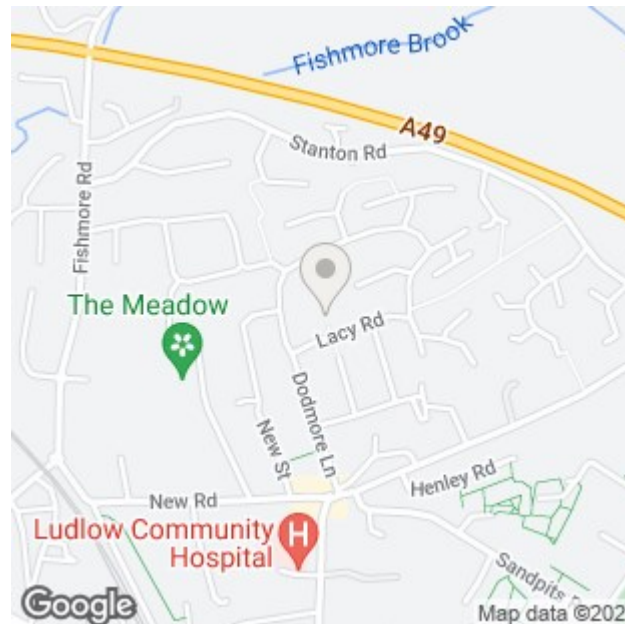
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

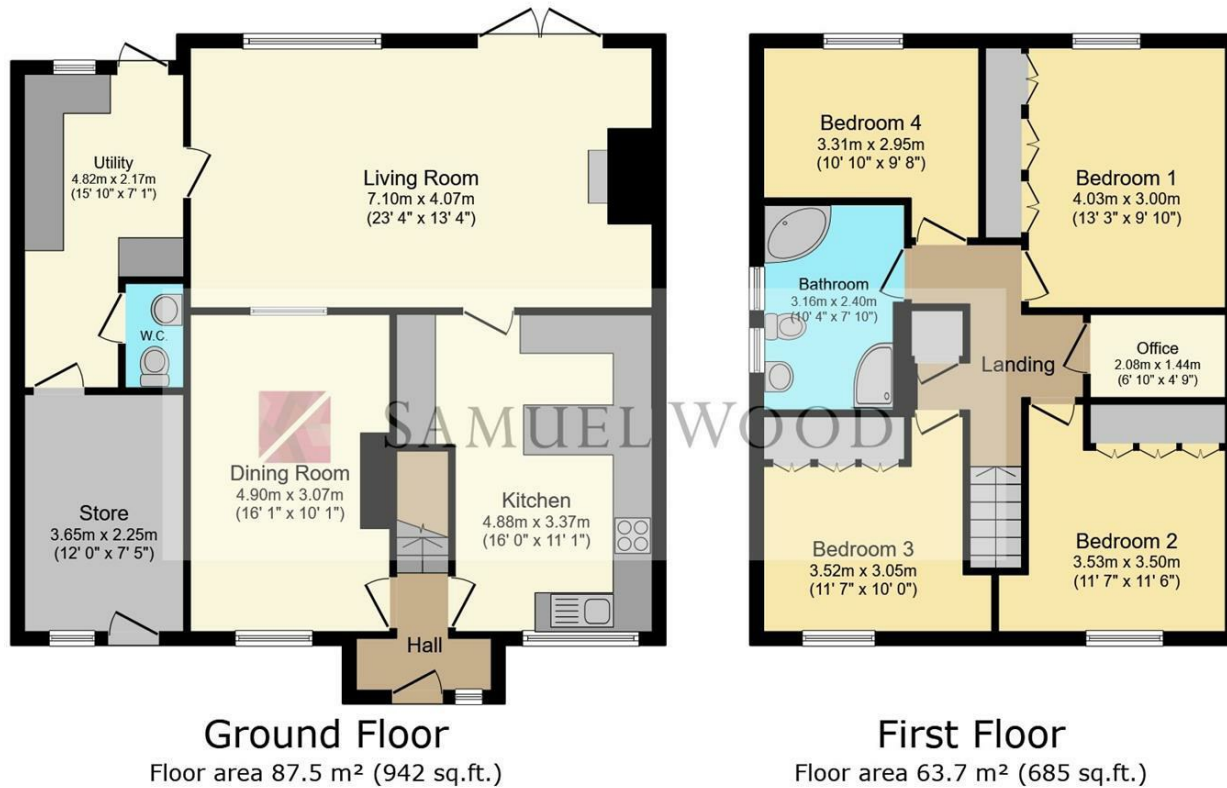
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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.



Floor Plans



TOTAL: 151.1 m² (1,627 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

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

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

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