



SAMUEL WOOD

Willows Sheet Road, Ludlow, Shropshire, SY8 1LJ

Asking Price £299,000



Willows Sheet Road

Ludlow, Shropshire, SY8 1LJ

- 3 Bedroom detached Bungalow
- Easy reach of town centre
- Gas Heating and mainly upvc double glazing
- Non-estate and mature residential area
- Generous garden and off road parking

This 3 bedroom detached and extended bungalow sits in a non-estate location on Sheet Road within easy reach of Ludlow's historic town centre and the facilities that the town has to offer. The property sits on a generous sized garden with off road parking. Accommodation benefitting from gas fired heating and mainly upvc double glazing includes; Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Sun Room, 3 Double Bedrooms and modernised Shower Room. EPC rating D.



Covered porch

with quarry tiled floor.

Entrance Hall

with picture rail and access to roof space.

Dining Room 10'0" x 8'2" (3.05m x 2.49m)

with window to side and to either side of the chimney breast there are shelved cupboards one of which houses the hot water cylinder. also housed in the dining room is the wall mounted gas-fired boiler which heats the domestic hot water and radiators.

Kitchen 13'4" x 6'0" (4.07m x 1.84m)

with a range of matching units with wood styled fronts, heat resistant work surfaces and tiled splashbacks, stainless steel sink unit, gas hob with extractor positioned above, electric oven below. planned space for washing machine, fridge and freezer. Tiled floor, window and door to

Rear Sun Room 11'5" x 7'10" (3.50m x 2.40m)

which is single glazed and overlooks the garden.



Sitting Room 16'7" x 10'0" (5.07m x 3.05m)

has feature fireplace with wooden surround and flame effect gas fire. there is a window to rear side, double doors then open out onto a raised seating area with lovely view over the garden and sliding door into

Conservatory 9'4" x 9'0" (2.86m x 2.75m)

which sits on the rear side and is of upvc construction with polycarbonate roof.

Bedroom 1 13'5" x 10'8" (4.10m x 3.26m)

having a dual aspect with window to both front and rear elevations.

Bedroom 2 10'0" x 9'10" (3.06m x 3.02m)

with window to frontage.

Bedroom 3 10'2" x 10'0" (3.10m x 3.06m)

with window to frontage.

Shower Room 9'7" x 6'0" (2.94m x 1.83m)

with window to frontage and a modern suite in white of WC, wash hand basin with vanity cupboard and shower cubicle with shower fitted.

Outside

the property sits in a non estate position at the top of Sheet Road and is accessed onto a gravelled driveway sitting to the front and side of the property. Low wall to front elevation and paved front garden which provides additional parking. From the front garden a pathway leads down the side of the property where the front door can be found and then gated access leads into the rear garden which is of good size and is enclosed by high board fencing and mature hedging aiding privacy. there are paved seating areas, mature beds with flowering shrubs and plants, an ornamental pond, strawberry beds, excellent soft fruit section and former vegetable beds. there is also a large polytunnel and 2 garden sheds.

Services

mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Flood risk; very Low . Approximate Broadband speeds Basic; 16 mbps. Superfast; 80 mbps.

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 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.



Directions







Floor Plans



Floor Plan
Floor area 95.8 m² (1,031 sq.ft.)

TOTAL: 95.8 m² (1,031 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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