



SAMUEL WOOD

81A Corve Street, Ludlow, Shropshire, SY8 1DX

Asking Price £297,500



This 3 storey 4 bedroom town house sitting in a popular area just off Ludlow's town centre, enjoying off road parking for 2 cars and a small garage. Accommodation benefitting from gas-fired heating and upvc double glazing includes; Entrance area, Lounge / Dining Room, Kitchen / Breakfast Room, Rear Hallway, Cloakroom, First Floor Landing with 2 Bedrooms and Bathroom. Second Floor Landing with 2 further Bedrooms. No Onward Chain. EPC rating D.

- Spacious 4 Bedroom townhouse
- Accommodation arranged over 3 floors
- Off road parking for 2 cars
- Small Garage
- Upvc double glazing and gas heating
- Easy walk into Ludlow's historic town centre

#### Glazed door

opens into

#### Entrance Area

with archway leading to

#### Dining Area 12'11" x 7'6" (3.96m x 2.30m)

having ample room for a table and chairs. 2 archways then open into

#### Living Area 15'3" x 11'11" (4.65m x 3.64m)

with 2 windows overlooking the courtyard and a wooden surround ( non-functional fire)

#### Hallway

with door into understairs storage cupboard

#### Kitchen / Breakfast Room 14'7" x 11'0" (4.46m x 3.37m)

with window to frontage, ample room for a table and chairs, fitted with a matching range of units, heat resistant work surfaces and tiled splashbacks, stainless steel sink unit, planned space for cooker, space and plumbing for washing machine and also housed in here is the Worcester wall mounted gas-fired boiler which heats domestic hot water and radiators.

#### Cloakroom

with tiled floor and suite in cream of WC and wash hand basin, useful shelved cupboard.

#### First Floor Landing

with window to rear elevation

#### Bedroom 1 14'8" x 13'1" (4.48m x 4.00m)

with 2 windows to frontage, access to roof space and wardrobe cupboard with hanging rail.

#### Bedroom 4 9'6" x 6'8" (2.90m x 2.05m)

with window to rear elevation

#### Bathroom 10'5" x 5'8" (3.20m x 1.73m)

with window to rear side and a suite in white of WC, pedestal wash hand basin and panelled bath with shower screen and electric shower over.

#### Second Floor Landing

with window to rear elevation

#### Bedroom 2 13'9" x 7'0" (4.20m x 2.15m)

with window to frontage and access to roof space

#### Bedroom 3 10'7" x 8'8" (3.25m x 2.66m)

with window to rear elevation

#### Outside

The property is approached via double opening gates onto an enclosed courtyard and this area provides parking for 2 vehicles. Off the drive, double opening doors open into a small Garage / potential Utility with prsonla door back into the Kitchen and a range of base cupboards. Also from the courtyard, doored access opens into a useful garden shed. Please note there is no rear garden with the property as it backs straight onto St Marys Lane.

#### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. windows are upvc double glazed. Flood Risk - Low. Approximate Broadband speeds; Basic - 16mbps, Superfast- 60 mbps.

#### Local Authority

Shropshire Council  
Council Tax Band B

#### Agents Notes

1. The Property is Freehold however above the Garage and over the Kitchen there is a leasehold property which is separately accessed off St Mary's Lane. The roof was replaced on the back part of the property which goes across St Mary's Lane in 2021.
2. The vendors insure the whole building and then claim back 25% of the cost from the leasehold property above.
3. The yard with the property is owned, however No 81 has a pedestrian access across it and No 81 has a private parking space which is at the side of the courtyard and that is fenced.

#### 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

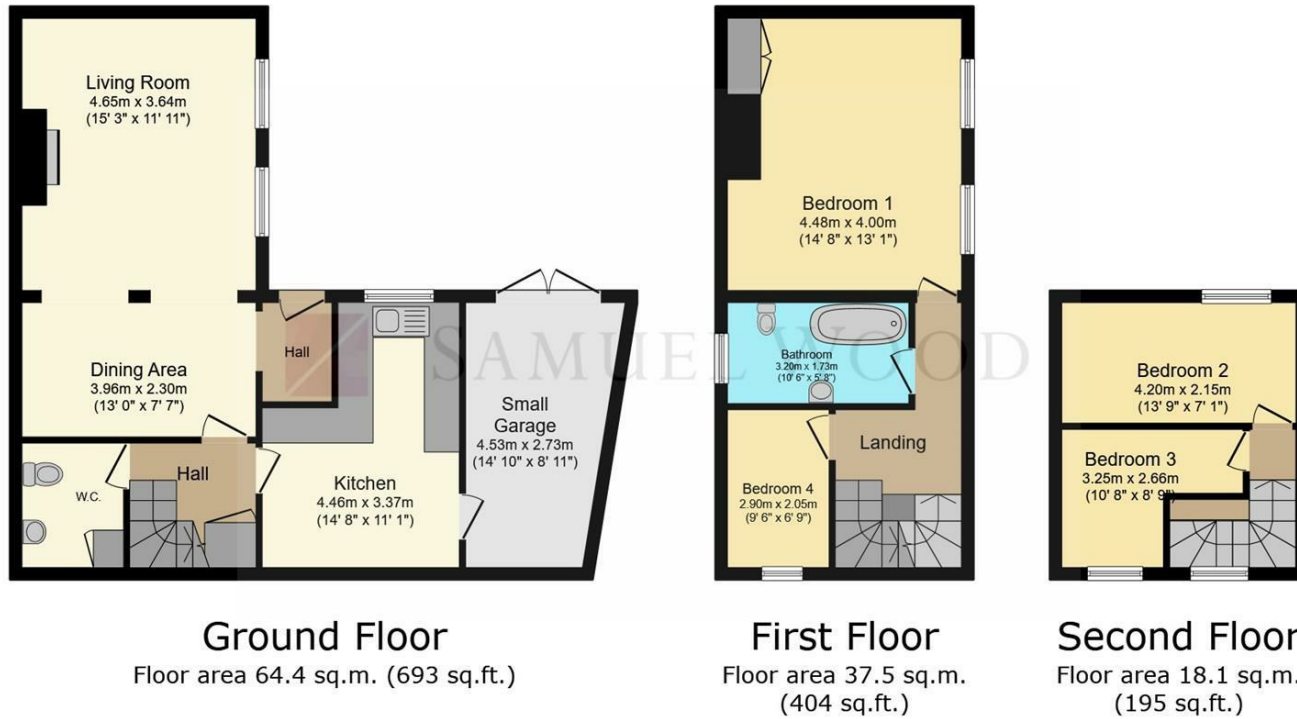
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### 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: 120.0 sq.m. (1,292 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](http://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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