



SAMUEL WOOD

Avon House Henley Road, Ludlow, Shropshire, SY8 1QZ

Asking Price £367,500





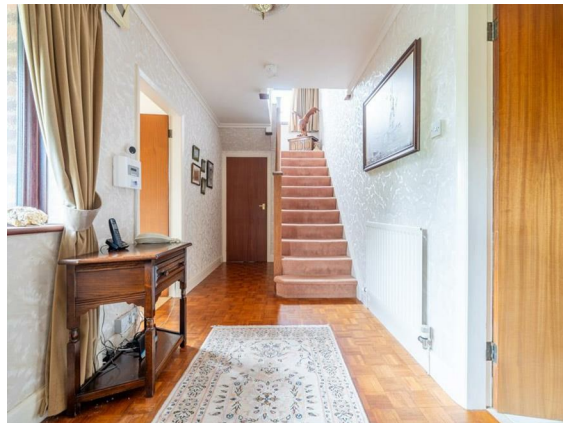
# Avon House Henley Road

Ludlow, Shropshire, SY8 1QZ



- Good sized 3 bedroom detached house
- Easy reach of Ludlow's town centre
- Excellent driveway parking and large Garage
- No onward chain
- Non-estate position
- Plot extending to 0.16 of an acre
- Mature and well presented gardens

This spacious detached 3 bedroom house sits in a non-estate location on Henley Road within an easy walk into Ludlow's town centre. The property sits in a good sized plot of 0.16 of an acre to include excellent driveway parking, large garage and mature gardens. Accommodation benefitting from upvc double glazing and gas fired heating needs modernisation but is beautifully presented to include. Entrance Hall, Living Room, Dining Room, Large Kitchen/Breakfast Room, Utility Room, rear Hall, Cloakroom, First Floor Landing with 3 good sized Bedrooms all with fitted wardrobes and House Bathroom. No onward chain. EPC - D



Henley road is a mature residential area being non-estate and within easy reach of Ludlow's historic town centre which is renowned for its architecture, culture and festivals and has a good range of facilities. The whole is more fully described as follows:

### Canopied Porch

Front door with matching side window opens into

### Entrance Hall

Having parquet flooring, coat cupboard with coat hooks, window to side and parquet flooring.

### Sitting Room

Having large window to frontage overlooking the attractive gardens and French doors to side elevation, stepping out onto a patio. The room has coving, feature fireplace with flame effect gas fire and tv display area.

### Dining Room

Having window to frontage.

### Extended Kitchen/Dining Room

Having double doors out onto garden, further large window also overlooking the rear garden, ample room for table and chairs. Kitchen is comprehensively fitted with a range of matching units with wood styled fronts, heat resistant work surfaces. Tiled splashbacks, double drainer single bowl stainless steel sink unit, large electric hob with extractor positioned above and double electric oven.





### Utility Room

Having window to rear, space and plumbing for washing machine room for further appliances, tiled floor and the Potterton wall mounted gas fired boiler is housed here and heats domestic hot water and radiators.

### Rear Hallway

With tiled floor and door to side.

### Cloakroom

Having window to side, tiled floor and a suite in white of wash hand basin and wc.

### First Floor Landing

Having window to side, access to roof space, airing cupboard with lagged cylinder, shelving and further shelved cupboard.

### Bedroom 1

Having windows to frontage and to side, excellent fitted wardrobe cupboard with mirrored sliding doors, hanging rail and shelf.

### Bedroom 2

Having window to frontage and excellent fitted wardrobe cupboards with sliding doors.

### Bedroom 3

Having window overlooking the rear and fitted wardrobe cupboards with double opening doors, hanging rail and shelf. Built in desk and shelving.

### Bathroom

Having window to rear, suite of wc, pedestal wash hand basin and panelled bath with shower screen and shower over. Good range of low level storage cupboards and vanity cupboards with mirrored doors.

### Outside

The property is approached through double opening gates onto a good sized tarmac frontage which sits across the front of the house and leads down the side where an up an over door opens into the properties garage having concrete floor, windows and door to side. The gardens with the property are mature and a good size with high hedging to front elevation aiding privacy. There is then a lawned front garden, well established borders and a paved patio which sits at the front of the house and continues to the side where a seating area can be found. Again, there are attractive stone edged borders, archway then leads into the rear garden which is mainly laid to lawn with a selection of trees including 2 apple trees, well established flowering borders, boarded fencing to both side and rear elevations aiding privacy and a paved seating area off the double doors out of the kitchen and greenhouse.

### Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows and doors are upvc double glazed. Broadband Basic 15 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Flood Risk – Very Low. Shropshire Council Tax Band - E







### Local Authority

Shropshire Council  
Tax Band - E

### 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 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



### Ground Floor

Floor area 71.3 sq.m. (767 sq.ft.)

### First Floor

Floor area 57.8 sq.m. (622 sq.ft.)

**TOTAL: 129.1 sq.m. (1,390 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

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)