



SAMUEL WOOD

16 The Wildings, Ludlow, Shropshire, SY8 1EP

Offers Based On £152,500





This 2 bedroom terraced house sits in a small cul de sac of similar properties within easy reach of Ludlow's historic town centre. Outside the property enjoys driveway parking and an enclosed rear garden. Accommodation benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Lounge / Dining Room, Kitchen, First Floor Landing, 2 Bedrooms both with fitted wardrobes and House Bathroom.



- 2 bedroom terraced house
- Small cul de sac
- Upvc double glazing and gas fired heating
- Driveway parking
- Enclosed rear garden
- Ideal first time or investment buy

### Canopied Porch

with upper glazed front door opening into

### Entrance Hall

with door into useful downstairs storage cupboard

### Lounge / Dining Room 17'1" x 11'8" (5.23m x 3.58m)

with double doors out onto the rear garden

### Kitchen 8'6" x 7'10" (2.60m x 2.40m)

with window to frontage, nicely fitted with a range of matching units with cream coloured fronts, heat resistant work surfaces and tiled splash backs, stainless steel sink unit, stainless steel gas hob with extractor positioned above, electric oven below, space and plumbing for a washing machine, slimline dishwasher and room for fridge freezer. The Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators

### First Floor Landing

with access to roof space and door into airing cupboard with hot water cylinder and shelves

### Bedroom 1 11'6" x 10'9" (3.53m x 3.28m)

with window overlooking the rear garden, wardrobe cupboard with hanging rail and shelving

### Bedroom 2 11'3" x 6'1" (3.45m x 1.87m)

with window to frontage and open fronted wardrobe cupboard with hanging rail and shelving

### Bathroom 7'10" x 5'2" (2.40m x 1.59m)

with window to frontage and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over, shower screen and tiled splash backs

### Outside:

The property is approached onto a bricked driveway providing parking for a car. The remainder of the frontage has been gravelled for low maintenance and there is open fencing to both sides of the frontage. The rear garden is enclosed by high board fencing aiding privacy, there is a paved patio nearest the house, central small lawn, small garden shed and gravelled section at the top. Gated access then leads round the terrace of properties back to the frontage.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – Very low. Broadband speed 15 – 80 Mbps.

### Local Authority:

Shropshire, tax band - A

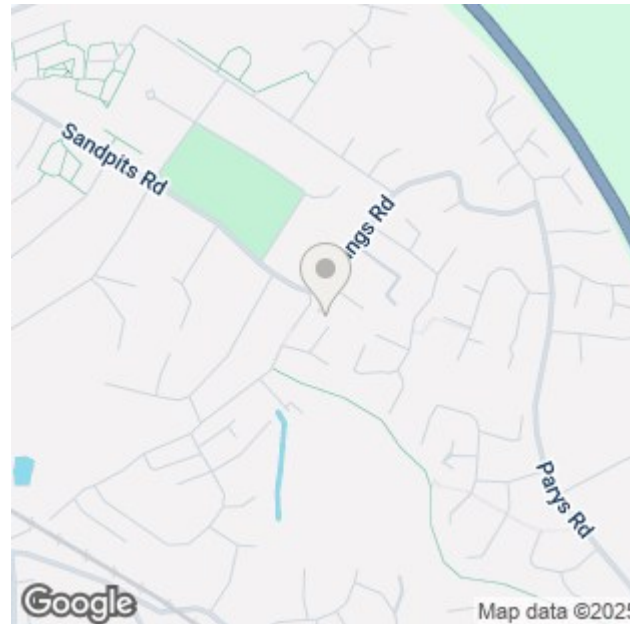
### Viewings

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

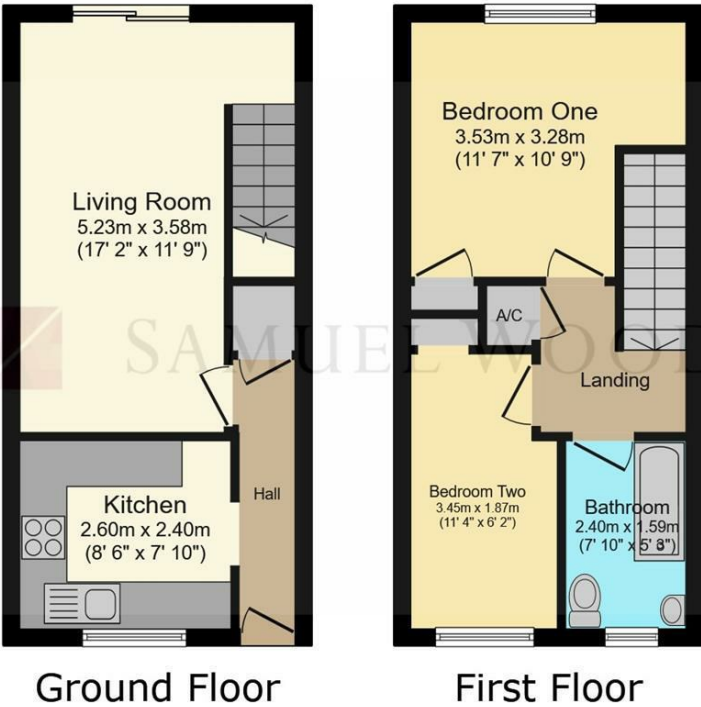
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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



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)