



SAMUEL WOOD

Mary Grove Villa St Julians Avenue, Gravel Hill, Ludlow, Shropshire, SY8 1ET

Offers Based On £399,950



# Mary Grove Villa St Julians Avenue

Gravel Hill, Ludlow, Shropshire, SY8 1ET



- 3 storey, 4 Bedroom detached town house
- Numerous features of the period
- Enclosed Gardens
- Convenient location close to town
- Rooms of spacious proportions
- Internal inspection advised

This attractive character detached 3 storey, 4 bedroom town house sits in a desirable residential area within an easy walk into Ludlow's town centre and enjoys enclosed gardens to both front and rear. Accommodation in need of upgrading and improvements but benefitting from gas fired heating includes Entrance Hall, Living Room, Dining Room, Kitchen opening into Breakfast Room, 2 Roomed Cellar, First Floor Landing with 2 Double Bedrooms, 2 Bathrooms and separate wc, whilst on the 2nd Floor are Bedrooms 3 and 4. Viewing recommended. No Onward Chain. EPC E



St Julians Avenue is a desirable location within an easy walk into Ludlow's town centre and the facilities the town enjoys.

Upper glazed front door opens into

## Entrance Hallway

With attractive patterned quarry tiled floor, stain glass window to front elevation. Doored staircase to

## 2 Room Cellar

### Sitting Room 13'6" x 13'6" (4.14m x 4.13m)

With hard wood floor, bay window to front elevation with secondary glazing and smaller window to frontside which has stained glass, feature fireplace with inset gas fire and attractive surround, tiled inset. and gas fire The room has ceiling cornice and picture rail.

### Dining Room 13'6" x 12'5" (4.14m x 3.80m)

With window to rear elevation overlooking garden, large chimney breast with period cupboards to side, door into

## Side Passage

With doors to frontage and rear garden.



### **Kitchen / Breakfast Room 23'9" x 10'0" (7.25m x 3.05m)**

With window to rear garden, range of base cupboards, ceramic sink unit, fitted cupboards with shelves to chimney breast and shelves to either side. The Baxi wall mounted gas fired boiler is housed here and heats domestic hot water and radiators. Opening through into the

### **Breakfast Area**

With doors out onto the garden, further windows overlooking garden and access to roof space.

### **Period staircase then rises to**

### **First Floor Landing**

With window to rear side and an airing cupboard housing the hot water cylinder and shelves.

### **Bedroom 1 17'7" x 12'8" (5.38m x 3.88m)**

With 2 windows overlooking the rear garden and a feature fireplace with attractive surround, tiled hearth and inset gas fire.

### **Bedroom 2 15'7" x 10'9" (4.77m x 3.29m)**

With 2 windows to frontage and a feature fireplace with tiled inset, fitted gas fire, basket grate and tiled hearth. Freestanding wardrobe.

### **Bathroom 1 6'7" x 6'6" (2.03m x 2.00m)**

With window to rear elevation, suite in white of panelled bath with shower over, shower screen and wash hand basin. Adjacent is a

### **Separate wc**

With a cistern in white and window to rear elevation.

### **Bathroom 2 8'3" x 6'6" (2.53m x 2.00m)**

With window to frontage and a suite in white of pedestal wash hand basin, panelled bath with shower screen, shower over, pedestal wash hand basin and a Sani-Flo wc (not in working order). Fitted wall mirror.

### **Second Floor Landing**

With double doors into under-eaves storage, roof window to rear and a half door and steps and a low access into some useful loft storage space.

### **Bedroom 3 18'0" x 9'10" (5.50m x 3.00m)**

With window to frontage, feature fireplace with tiled hearth and fitted wardrobe cupboard into the eaves.

### **Bedroom 4 18'0" x 8'11" (5.50m x 2.73m)**

With window to rear elevation and double doors into under-eaves storage space. There is also a cast iron fireplace and tiled hearth.





### Outside:

The property has an enclosed frontage with low brick wall and wrought iron railings, bricked pathway to the front door and that front garden is gravelled for ease of maintenance with a large tree. The rear garden is enclosed by mature hedging and fencing, having bricked seating area right at the back of the property, this then leads to a lawned garden. Around the outside of the garden there are well established borders with shrubs and plants, and at the top the garden is a further bricked seating area.

### Services:

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are a mixture of single and secondary glazing, solar panels on the roof which were installed in 2014. Broadband speeds Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – Very Low. Shropshire Council – Tax Band E.

### Local Authority:

Shropshire, 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

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### Directions

As you proceed from Ludlow town centre along Gravel Hill, turn right into St Julian's Avenue and the property is on the left hand side as indicated by the For sale Sign.







Floor Plans



**TOTAL: 212.4 m<sup>2</sup> (2,286 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)

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