



SAMUEL WOOD

107 Old Street, Ludlow, Shropshire, SY8 1NU

Asking Price £285,000





This beautifully modernised home located in the heart of Ludlow, showcasing impeccable presentation throughout. This charming property features a welcoming Living room complete with a cosy fireplace and a wood burner, ideal for creating a warm atmosphere. The newly fitted Kitchen Diner, highlighted by a roof lantern, floods the space with natural light, making it perfect for entertaining. The home comprises two double bedrooms and a stylish shower room. Outside, you can enjoy a well-maintained garden, perfect for summer dining and relaxation. This property perfectly blends modern convenience with classic charm in a desirable town centre setting. EPC C



- Town Centre Location
- Immaculately Presented
- Modernised Home
- 2 Reception Rooms
- Courtyard Garden
- 2 Double Bedrooms
- Gas Central Heating
- Air Conditioning

## Front door opens into

### Sitting Room

having a lovely brick feature fireplace with a slate hearth and Chamwood wood burner fitted, wall mounted radiator and door into large understairs storage cupboard and windows to front and rear elevations.

### WC

have WC and pedestal wash hand basin in suite of white with extractor fan fitted.

### Kitchen Diner

having a lovely new fitted kitchen to include base cupboards, wall cupboards and drawers with granite work surface, 4-ring electric hob with oven below and extractor positioned above, integrated microwave and wine cooler, integrated dishwasher, fridge freezer and washer dryer, ample room for a dining table to sit up to 6 people, wall mounted radiator, fantastic lantern light and bi-fold doors opening to the rear garden.

### Bedroom 1

with fitted wardrobe having hanging rail and shelving fitted, wall mounted radiator, air conditioning unit and window to frontage

### Bedroom 2

having wall mounted radiator and window to rear elevation

### Shower Room

having underfloor heating, tiled floor, wc and pedestal wash hand basin with corner shower unit in a suite of white, tiled wall, heated chrome towel rail and window to rear elevation

### Outside:

Immediately off the rear of the property there is a lovely, covered decking area, steps then down to an astro turfed lawn, raised bed to border with a range of mature shrubs and plants. At the the side of the property there is a further decked area which is a useful covered storage space with small log store and high board fencing to boundaries.

### Services:

Mains electricity, mains water and mains drainage. Mains gas with gas fired heating to radiators. Broadband speeds: Basic- 16 Mbps, Superfast – 40 Mbps, Ultrafast – 1800 Mbps. Flood risk – very low.

### Local Authority:

Shropshire Council, council tax band - A

### Viewings

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

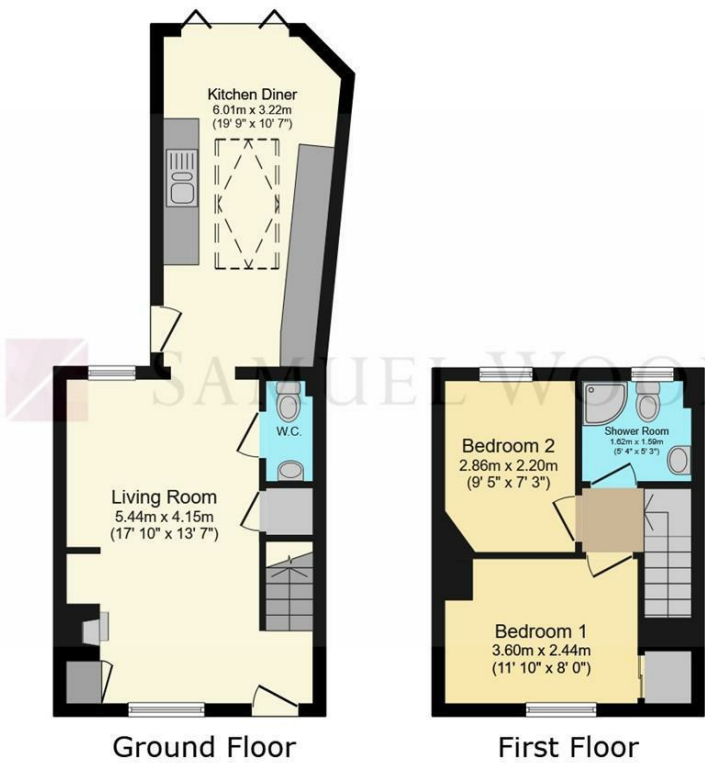
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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)

[www.samuelwood.co.uk](http://www.samuelwood.co.uk)

propertymark MAYFAIR OFFICE CO.UK rightmove nTheMarket.com f t i