



SAMUEL WOOD

4 Mortimer Court Wyson, Brimfield, Ludlow, SY8 4NQ

Offers In The Region Of £229,950



This charming two-bedroom end-of-terrace property located in the well-served village of Brimfield. This inviting home features a living room, a kitchen diner, a convenient cloakroom and two comfortable bedrooms complemented by a bathroom. Outside, you'll find lovely front and rear gardens, a garden room ideal for relaxation, a garage, and a dedicated parking space. With easy access to the historic towns of Ludlow and Leominster, this property is an excellent choice for first-time buyers, investors, or those looking to downsize. Offered with no onward chain, it presents a wonderful opportunity for a new homeowner. EPC rating C

- End of Terrace
- Village Location
- Garage & Parking
- Front & Rear Gardens
- No Onward Chain
- 2 Bedrooms

Living Room

having a brick feature fireplace with gas fire fitted, wall mounted radiator and upvc double glazed window to frontage

Kitchen Diner

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, 1½ bowl sink and drainer unit, 4-ring integrated gas hob with oven below and extractor positioned above, integrated fridge and freezer, planned space for washing machine and in here is also the Alpha gas fired boiler. Understairs storage cupboard, wall mounted radiator, upvc double glazed window to rear elevation and double glazed door opening to the rear garden.

Cloakroom

having wash hand basin to vanity cabinet with cupboard fitted and wc in suite of white, wall mounted radiator and upvc double glazed window to rear elevation.

Bedroom 1

having door into cupboard with shelving fitted, wall mounted radiator and 2 upvc double glazed windows to frontage

Bathroom

having wc, pedestal wash hand basin and bath in suite of white, shower fitted over with shower screen, extensively tiled walls, heated towel rail and upvc double glazed window to rear elevation.

Bedroom 2

having fitted wardrobe with hanging rail and shelf, wall mounted radiator and upvc double glazed window to rear elevation

Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Flood Risk – very low. Broadband speeds: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 300 Mbps.

Outside

The property enjoys a front garden which has been gravelled for ease of maintenance with a range of mature shrubs and plants, gated side access then leads to the rear of the property which has a patio directly off the property with a lawn at the bottom of the garden and access into the Garden room which is perfect for relaxing or a hobby a space. The Garage can be accessed from the rear garden and has light and power fitted with an electric door which opens onto the parking for the property.

Local Authority

Herefordshire

tax band - B

Agents Note

Agents Note: There is a planning application for new dwellings on a neighbouring field more details can be found on the Herefordshire Planning Portal using reference P251998/F

Tenure

Freehold

To View This Property

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

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Floor Plans



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