



SAMUEL WOOD

Four Winds Rock Lane, Ludlow, Shropshire, SY8 1SF

Offers Based On £235,000



 3  1  2  E

This three bedroom detached bungalow in need of upgrading and modernisation sits on a generous sized plot enjoying driveway parking, carport, store and large rear garden. Accommodation benefits from electric heating and UPVC double glazing and briefly includes: Entrance Hall, Living Room, Dining Room, Kitchen, three good sized Bedrooms, Shower Room and large Conservatory. No onward chain.

- 3 Bed detached bungalow
- Good sized plot
- Driveway parking and Car Port
- Electric heating and mainly upvc double glazing
- In need of upgrading and improvements
- No onward chain

Rock Lane is a mature residential area within a short walk of Ludlow's historic town Centre

The side front door opens into the Entrance Hallway, Living Room having window into rear conservatory, small Dining Room with airing cupboard leading through into a modern Kitchen and large window overlooking the rear garden with door into Rear Conservatory. There are three good sized Bedrooms all sitting to the front of the property and a Shower Room with a modern suite in white.

### Outside:

The property has an enclosed front garden which has been barked for low maintenance. Double gates lead onto a tarmac driveway which provides parking, partially under a carport and door into a useful store.

The rear garden is enclosed by high hedging and fencing aiding privacy and a paved seating area nearest the bungalow. Steps then lead down onto a lawned garden with a garden shed, shrubs, plants and an apple tree

Services: We understand that the property has Mains electric, Mains water, Mains drainage, Electric heating and mainly upvc double glazing.

Broadband Speed: Basic 17 - 1000 Mbps,

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

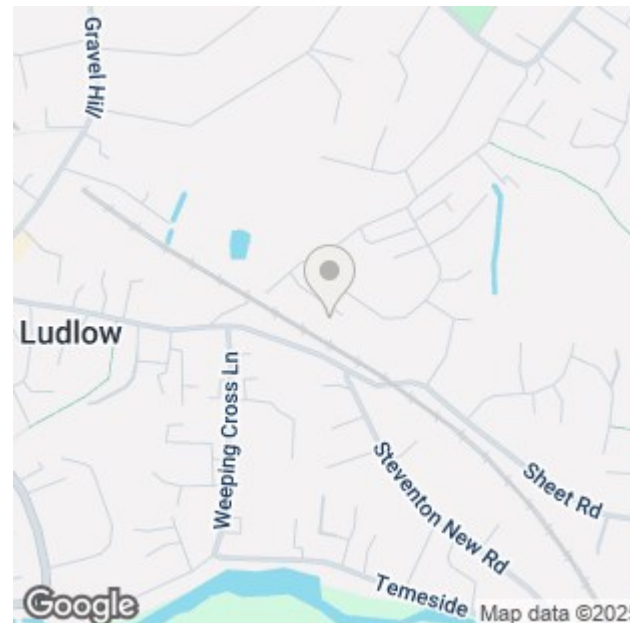
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



### Floor Plan

Floor area 92.4 sq.m. (995 sq.ft.)

**Total floor area: 92.4 sq.m. (995 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)