



SAMUEL WOOD

97 Gravel Hill, Ludlow, Shropshire, SY8 1QU

Offers Based On £230,000



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This three bedroom link-detached house sits in a convenient non-estate location on Gravel Hill, which is a short walk into Ludlow's historic town Centre. The property enjoys driveway parking integral garage and low maintenance gardens to both front and rear. Accommodation which benefits from gas fired heating and UPVC double glazing includes; Entrance Hall, Living Room, Kitchen Dining Room, Utility Room, Cloakroom, First Floor Landing, 3 Bedrooms, En-suite Shower Room and House Wet Room. No onward chain.

- Three bedroom linked detached house
- Non estate location
- Walking distance to town
- Driveway parking and integral small garage
- Low maintenance gardens front and rear
- Internal inspection advised
- No onward chain

The property is approached into an Entrance Hall with door leading to Living Room with bay window and under stairs storage cupboard. Kitchen / Dining Room having double doors and window overlooking the rear garden, ample room for table and chairs and has a range of fitted units to incorporate an integrated cooker.

Utility room where the gas fire boiler can be found, Cloakroom and integral door back into the Garage.

On the first floor landing there are two storage cupboards, three Bedrooms along with an Ensuite Shower Room and a house Wet Room.

The property is approached onto a tarmacadam driveway with door into small garage. Gated access opens into the enclosed front garden, pathway then continues to the enclosed rear garden having a paved seating area and gravel sections

Services: Mains electricity, water drainage and gas, Gas fired heating to radiators. Windows are UPVC double glazed. Broadband speed from 16 Mbps to 1800Mbps

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

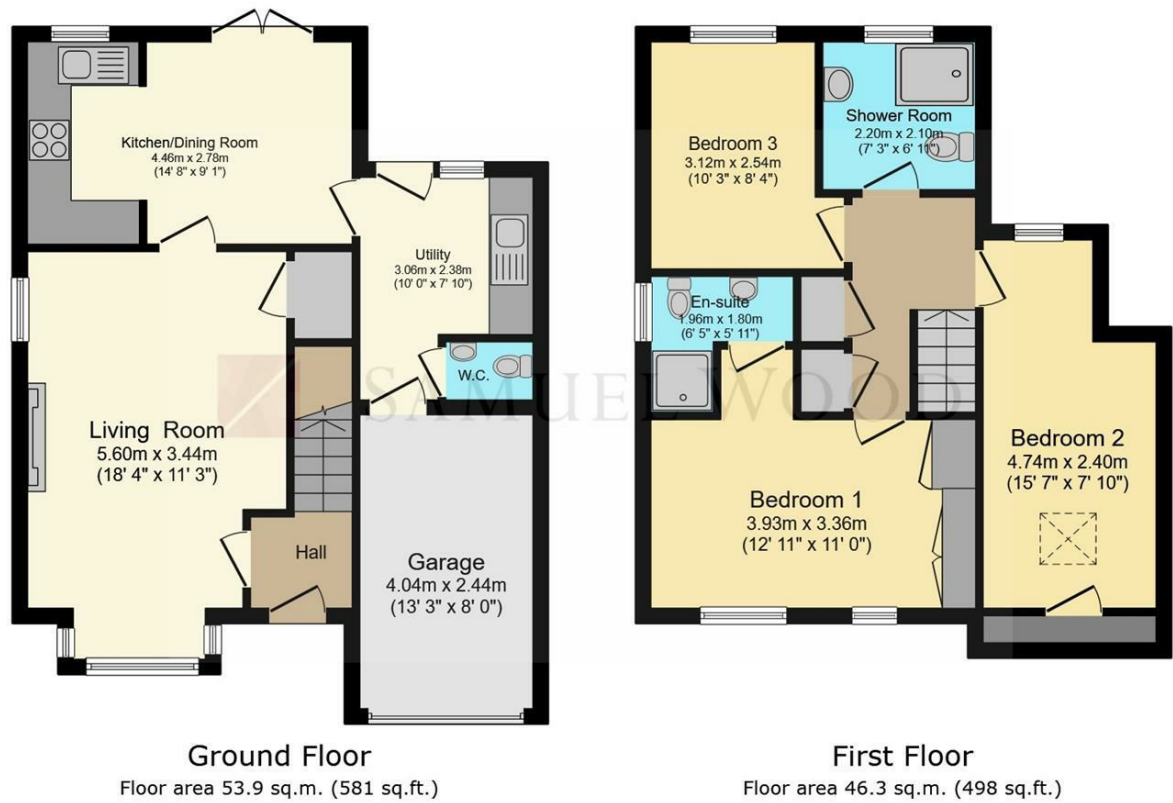
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.



Floor Plans



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.