



SAMUEL WOOD

34 Friars Garden, Ludlow, Shropshire, SY8 1RX

Offers Over £499,000



# 34 Friars Garden

Ludlow, Shropshire, SY8 1RX



- 4 bedroom, 4 bathroom detached house
- Individual and unique layout
- Walled rear garden
- Desirable location close to town centre
- Double garage and driveway parking
- A home not to be missed

This four bedroom four bathroom detached house sits in a desirable cul-de-sac just off Ludlow town centre and close to the town's facilities. The property enjoys double width driveway parking, integral double garage and a walled rear garden. Accommodation benefiting from gas fired heating and double glazing. On the ground floor is an entrance hall, cloakroom, living room, kitchen/breakfast room, dining room, utility room. Over the first and second floors there are four large double bedrooms three of which have en suite bath/shower rooms, house bathroom and the main bedroom having an additional large dressing room/study. No onward chain

Friars Garden is a well respected and desirable residential location just off Ludlow town centre and a short walk into the facilities that the town enjoys including a mainline railway station.

Entrance hallway having a Cloakroom with a suite in white, Living Room with large window to front elevation and feature fireplace, Spacious Kitchen / Breakfast Room with a matching range of white fronted units electric oven, hob extractor, room for table and chairs. Door and windows to garden. Double doors into L-shaped Dining Room with large windows and French doors to rear garden. Utility Room.

First floor landing gives access to a main Bedroom suite incorporating a Study/Dressing room with windows to rear garden. Large Double Bedroom with windows to front and rear and an Ensuite Bathroom. Bedroom two has the bay window to frontage and an Ensuite Shower Room.

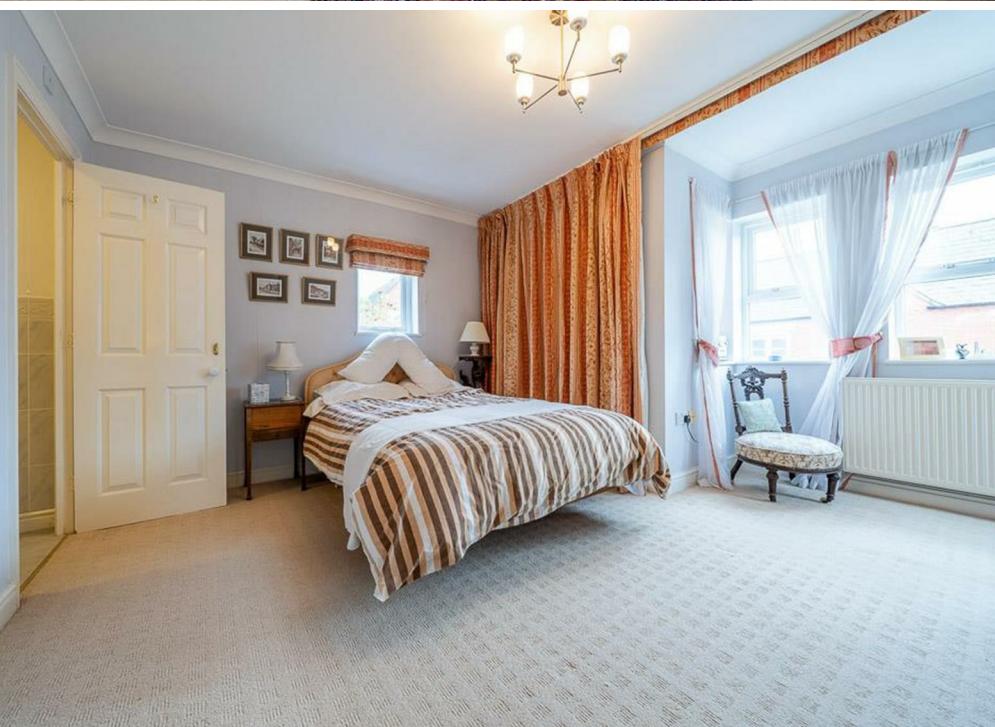
Second Floor Landing has window to front side with a view of St. Laurence's church tower, hilltop views and access to boarded loft. Bedroom three is another double with a window to frontage and an Ensuite Shower Room. Bedroom four is a generous double with window to rear and sitting next to this bedroom is the House Bathroom with a suite in white.

## Outside

The property is approached onto a double width driveway providing parking and in turn two electrically operated up and over doors open into a generous double Garage with personal doors back into the Kitchen and Dining Room

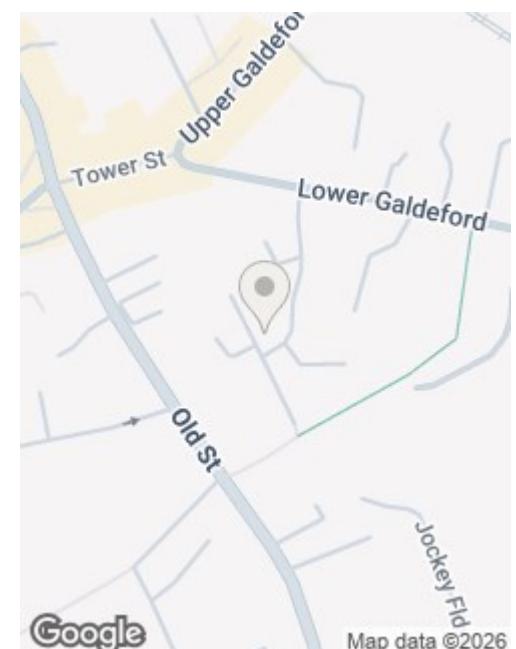
The rear garden, which is walled, has been landscaped with low maintenance in mind with paved seating areas, water feature and pond. Two pergolas; one housing a large grape and mature trees, including a fig and double gates providing a secondary vehicle access if desired.







## Directions



Services: Mains electricity, Mains water, Mains drainage and Mains gas. Gas fired heating to radiators and gas fire in living room. Windows are double glazed. Air conditioning unit in Bedroom 1.

Broadband Speed: Between 19 Mbps and 80 Mbps

Flood Risk: No risk

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: F

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.







**Ground Floor**

Floor area 92.9 sq.m. (1,000 sq.ft.)

**First Floor**

Floor area 69.0 sq.m. (743 sq.ft.)

**Second Floor**

Floor area 34.6 sq.m. (373 sq.ft.)

**Total floor area: 196.5 sq.m. (2,116 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

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