



SAMUEL WOOD

3 Wheat Common, Ludlow, Shropshire, SY8 4AG

Asking Price £349,000



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- 3 Bedroom semi-detached cottage
- Recently modernised
- Excellent driveway parking and garage
- Lovely rural location
- 0.25 of an acre
- Viewing recommended

This 3 bedroom semi-detached rural cottage sits in 0.25 of an acre of mature gardens, excellent driveway parking and garage. Accommodation benefitting from electric radiator and underfloor heating and has attractive period features briefly includes: Entrance Hall, Kitchen, Large Lounge / Dining Room, Shower Room, First Floor Landing with 3 Bedrooms and Shower Room. EPC rating E.



Wheatcommon is a rural location situated midway between the villages of Richards Castle and Ashford Bowdler and a short drive into historic Ludlow where a good range of facilities can be found. This attractive cottage is fully described as follows.

The property is approached through upper glazed door into an

Entrance Hall

With useful storage cupboards, lovely high ceilings with exposed brick features, further window overlooking garden and attractive quarry tiled flooring.

Shower Room 5'10" x 5'4" (1.80m x 1.63m)

Having window to frontage, modern suite of wash hand basin sat on a timber plinth, wc and shower cubicle with shower fitted.

Kitchen 14'7" x 9'1" (4.46m x 2.77m)

Having window to frontage, lovely high ceilings, with exposed timbered features, part brick features, Victorian terracotta tiles, fitted with a range of handmade units having part concrete and part woodblock surfaces with a ceramic sink unit. There is an electric induction hob with extractor positioned above, electric oven below, space and plumbing for washing machine, dishwasher and room for fridge. Under floor heating.



Living / Dining Room 20'6" x 17'8" (6.25m x 5.40m)

Again full of character with exposed brick walls, high ceilings with exposed ceiling timbers, tiled flooring with underfloor electric heating, feature fireplace with a Morso woodburning stove, door and 2 windows overlooking garden.

First floor landing

with doors leading off to

Bedroom 1 15'0" x 9'3" (4.58m x 2.84m)

Having window to frontage, vaulted ceilings with exposed timbered features and beams, exposed brickwork, window to frontage, further double glazed roof window and across one wall fitted wardrobe cupboard with hanging rail and shelves to either side and exposed floorboards.

Bedroom 2 14'5" x 12'7" (4.40m x 3.85m)

Has window overlooking rear garden and hills in the distance, shelved linen cupboard, two fitted wardrobes with hanging rails and shelving and exposed brickwork

Bedroom 3 9'8" x 8'10" (2.96m x 2.70m)

Has window to frontside, vaulted ceiling with exposed ceiling timbers, exposed brickwork, fitted cupboard with hanging rail, shelf and exposed floorboards.

Shower Room 9'6" x 4'3" (2.92m x 1.30m)

Having double glazed roof window, heated towel rail, suite in white of wc, pedestal wash hand basin and large shower cubicle with multi head shower fitted.

Outside

The property is approached onto a large gravelled driveway which provides parking for numerous vehicles at the bottom of the driveway; double opening doors open into a large garage with a green roof and windows to rear elevation. Sitting to the side of the garage, gravelled pathway then leads down to the cottage where a lovely sunken rectangular seating area can be found and there are sleeper edged flowering borders with shrubs and plants. Gravelled path then continues into the rear garden passing a log store. Pathway to the large summer house and in turn a wooded area at the bottom of the plot where a brick built former pigsty can be found.

Workshop

The property enjoys the benefit of a work shop providing fantastic storage and area for working on your projects, there is a work bench and light and power fitted.

Tenure

Freehold





Services

Mains electricity, mains water, private drainage, windows are single glazed. The heating is a mixture of electric underfloor heating in the Living Room, Kitchen and downstairs Shower Room with electric heating by electric boiler to radiators throughout the remainder of the property. Electric charge point by the garage. Approximate Broadband speeds; Basic 17mbps, Superfast 46mbps. Flood Risk – Very Low.

Local Authority

Shropshire Council.
Council tax Band C

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 or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

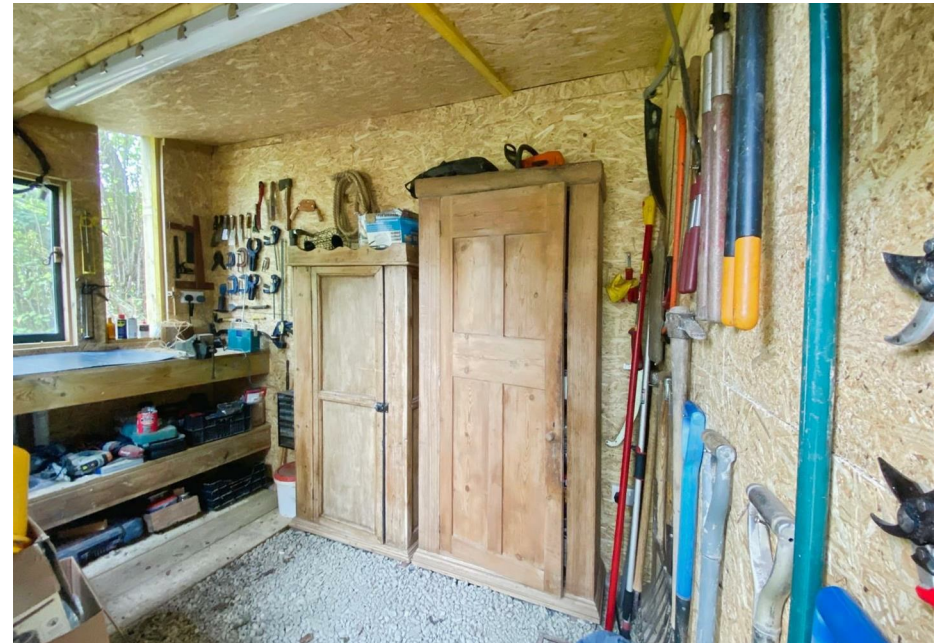
Referrals

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.



Directions

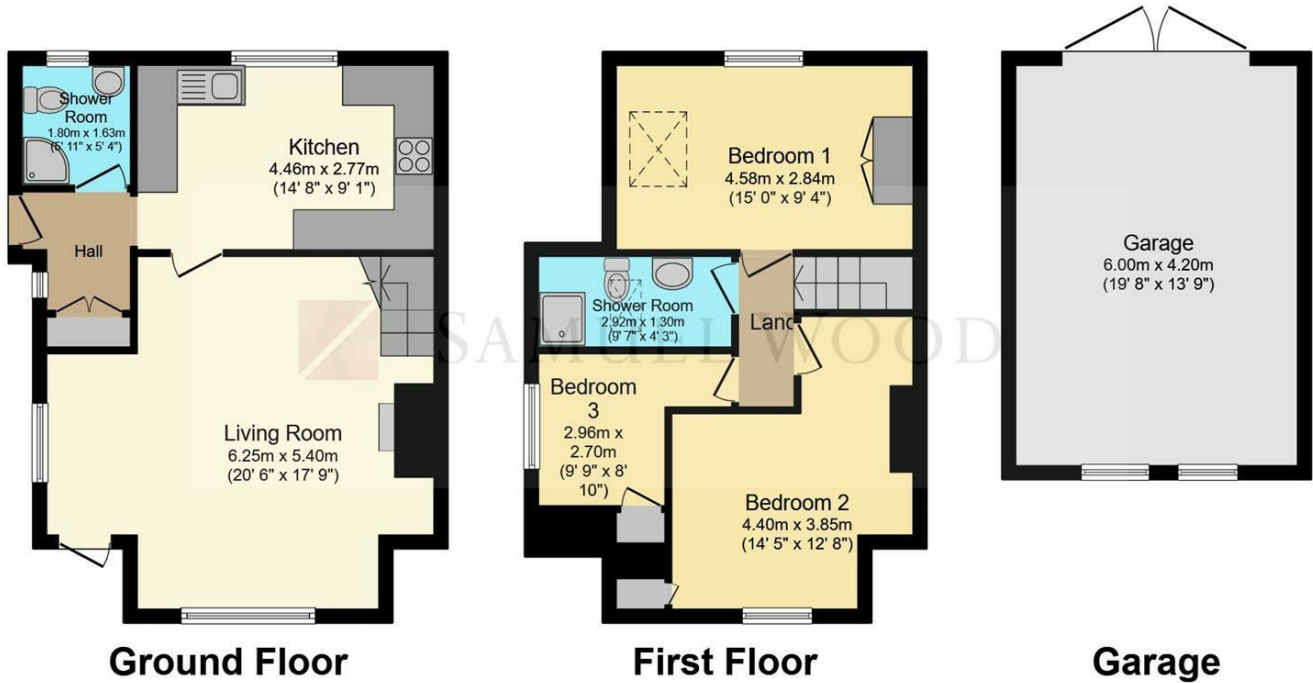
From Ludlow proceed south on the A49, turning right at a minor crossroads for Richards Castle and this turns into Wheat Common Lane, follow Wheat Common Lane for approximately 0.5 miles and the drive for the property will be found on the left hand side as indicated by the Agents For Sale sign.







Floor Plans



Total floor area 112.2 m² (1,207 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.