



SAMUEL WOOD

5 Paddockside, Middleton, Ludlow, Shropshire, SY8 3EB

Offers Based On £245,000





This good sized 3 bedroom semi-detached house has the added advantage of backing onto open farmland with a fantastic view and sits in the small village of Middleton around 3 miles of historic Ludlow. The property has gardens to both front and rear, garage and driveway parking. Accommodation benefiting from oil fired heating and UPVC double glazing briefly includes Porch, Entrance Hall, Living Room, Kitchen / Dining room, rear lobby, First Floor Landing, three Bedrooms, Bathroom and separate WC. EPC -on order



- Good sized 3 bedroom semi-detached house
- Rural village close to Ludlow
- Fantastic open farmland view
- Large garage and driveway parking
- Gardens front and rear
- Upvc, Double glazed and oil central heating

The property is approached into a porch and leads into the entrance hall.

Living room has dual aspect with windows to both front and rear elevations, the rear having a lovely view over the garden and farmland. The room has the benefit of an attractive fireplace and multi fuel stove fitted.

Kitchen/Dining room has ample room for table and chairs and a range of matching units. Archway through into a rear lobby with under stairs storage cupboard

First floor landing has a window to rear with this fantastic view, it serves three good sized bedrooms all with fitted cupboards, separate WC and house bathroom.

The property is approached onto a driveway which provides parking and internal electrically operated door opens into a larger than average garage where the oil fired boiler is housed. The property has an enclosed front garden laid to lawn. The rear garden has a delightful outlook across open farmland. This garden is enclosed and has a large paved seating area, level lawn, gardens and a useful garden shed.

Services: Mains electricity, water and drainage, oil fired central heating to radiators and Upvc double glazing.

Broadband Speed: Basic 9 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: B

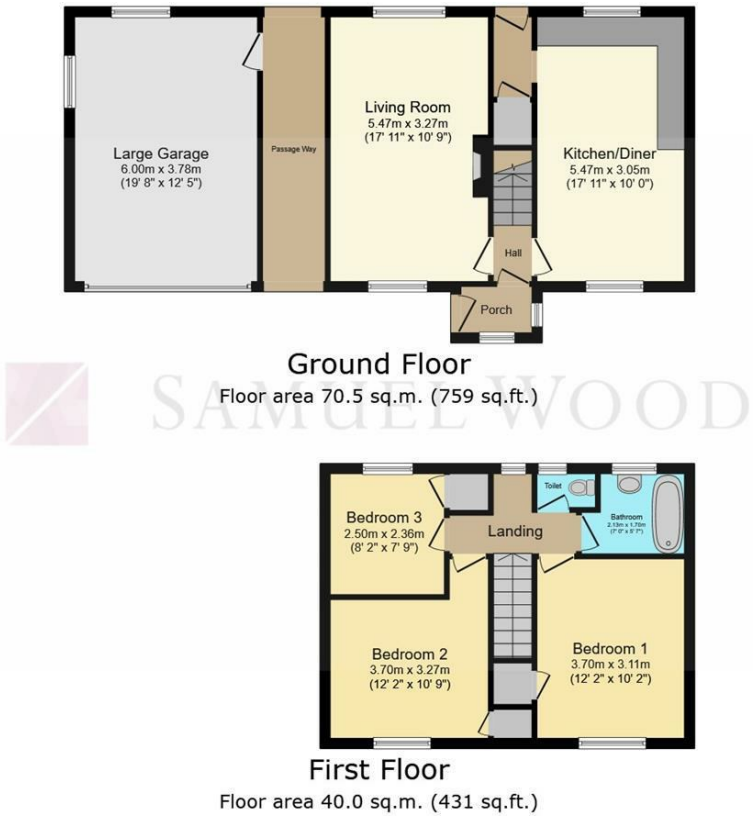
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



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.