



SAMUEL WOOD

7 Summerfields, Ludlow, Shropshire, SY8 2QA
Offers In The Region Of £425,000



7 Summerfields

Ludlow, Shropshire, SY8 2QA



- 5 Bedroom Spacious Detached House
- 2 Reception Rooms
- Potential Office Space
- Lots of Fitted Storage
- Garden & Parking
- No Onward Chain

Located in a small cul de sac on the edge of the charming town of Ludlow, this splendid detached house in Summerfields offers a perfect blend of space, comfort, and versatility. With five generously sized bedrooms and three well-appointed bathrooms, this property is ideal for families seeking a welcoming home ideal if you have lots of guests but, also offers the potential for an office for home workers.

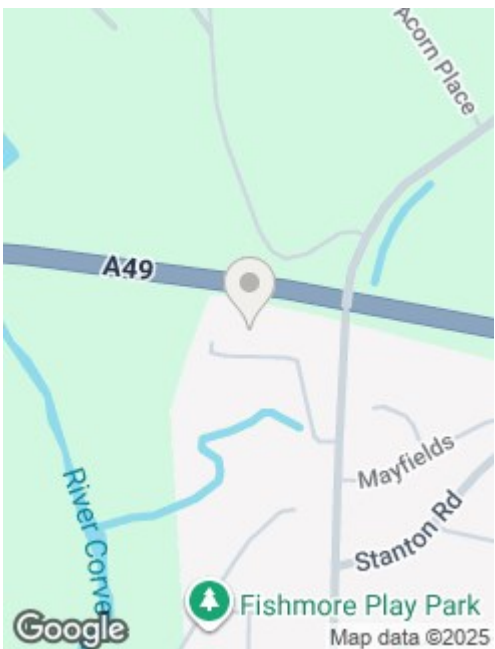
Upon entering, you are greeted by a spacious reception hallway that sets the tone for the rest of the house. The ground floor boasts four double bedrooms, providing ample accommodation for family and guests alike along with the main bathroom. A versatile room offers the potential to serve as a music room, office space, or even an additional bedroom, catering to your individual needs. This level also features a practical storage boiler room, a shower room, and a separate WC, ensuring convenience for everyday living.

On the first floor, you will discover a large landing space that leads to a delightful living room, complete with a Juliet balcony that invites natural light. The fabulous kitchen diner is a highlight, featuring sliding doors that seamlessly connect to the rear garden, perfect for entertaining or enjoying al fresco dining. Additionally, a utility room and a WC enhance the functionality of this floor. On this floor you will also find the main bedroom that enjoys a dressing room and ensuite shower room.

Outside, the property is equally impressive, with driveway parking, a patio area directly accessible from the house, and a beautifully maintained lawn. Gated access on either side of the property adds an extra layer of security and convenience.







Directions

Services: We understand that the property has Gas fired central heating, Mains electric, Mains water and drainage.

Broadband Speed: Basic 14 Mbps, Superfast 60 Mbps, Ultrafast 1800 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: G

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 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Ground Floor
Floor area 140.2 sq.m. (1,509 sq.ft.)

First Floor
Floor area 138.2 sq.m. (1,487 sq.ft.)

Total floor area: 278.3 sq.m. (2,996 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

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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