

14, Quarry Gardens, Ludlow, SY8 1RF
Offers Over £260,000

14 Quarry Gardens Ludlow

Unexpectedly Back to Market Located in the heart of the historic market town of Ludlow, 14 Quarry Gardens offers an exceptional blend of contemporary living and convenience. This delightful three-bedroom end-terrace home is situated in a sought-after residential area, boasting picturesque surroundings and convenient access to local amenities and mainline railway station. The property is ideal for families, professionals, and retirees alike.

- Popular Residential Area
- Well Presented Throughout
- Spacious Living Areas, Three Bedrooms
- Garage and Off-Street Parking
- Gardens Front and Rear
- Close to Town Centre and Amenities
- Good Transport Links, Near Railway Station

Material Information

Offers Over £260,000

Tenure: Freehold

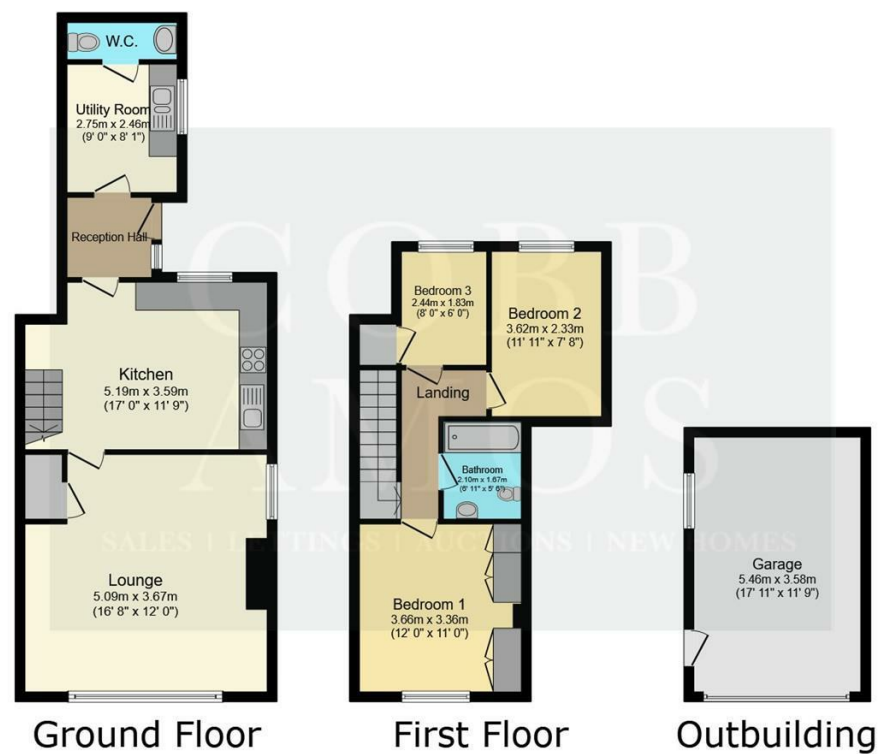
Local Authority: Shropshire Council

Council Tax: B

EPC: D (68)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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 have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Property Description

Step into a welcoming entrance hall that sets the tone for the quality seen throughout the home. Conveniently located off the kitchen, the utility room offers additional storage and houses laundry appliances, keeping the main kitchen area clutter-free. The ground floor cloakroom features a contemporary suite, including a WC and washbasin, providing convenience for guests and family members.

The heart of the home, the modern kitchen/breakfast room, is fitted with ample cabinet storage and integrated appliances. It offers ample counter space and offers space for table and chairs, making it perfect for both casual family meals and more substantial gatherings. A large windows brings in an abundance of natural light, stairs ascend to the first floor.

The spacious living room is filled with natural light, courtesy of a large window that overlooks the town of Ludlow. This elegant space boasts a feature fireplace, creating a cosy focal point, and useful storage cupboard for added convenience.

Take the stairs from the kitchen to the first floor, the spacious landing provides access to three bedrooms and the house bathroom. The master bedroom features fitted wardrobes, with rooftop views over the town. Bedroom two is another generously sized double bedroom, and bedroom three offers ample space for a comfortable bed and additional furniture, making it ideal for children or as a guest room. Bedroom three could be re-purposed as an office / study.

The family bathroom is fitted with a modern suite in white, including a panel bath with shower over, WC, and washbasin, all designed for comfort and functionality. Throughout the home, the décor is neutral and tasteful, allowing new owners to easily personalise the space. We highly recommend arranging a viewing.

Garden

The front garden is well-maintained with a variety plants and trees. To the rear, a beautifully landscaped garden with a patio area is perfect for outdoor dining and is bordered by mature plants and trees.

Parking

The property benefits from a driveway providing off-road parking for one vehicle, leading to the single garage / workshop.

Services

We understand the property benefits from gas-fired central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps | Superfast 70 Mbps | Ultrafast 1000 Mbps

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 +VAT (£14.40 inc. VAT) per purchaser, in order for us to carry out our due diligence.

Directions

From the centre of Ludlow, head along Corve Street (B4361), turn right onto Station Drive. Continue to the top of the road passing the train station on your left. At the top of the hill, turn left at the traffic lights onto Gravel Hill. Continue for approximately 250m taking the left turn onto Quarry Gardens, follow the road as it bears to the right, number 14 will be on the right hand side.

