



62, Stanton Road, Ludlow, SY8 2PF
Offers In The Region Of £175,000

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62 Stanton Road Ludlow

Welcome to 62 Stanton Road, a well presented two bedroomed home located in the charming market town of Ludlow. This delightful terraced property offers a combination of modern living and near town centre convenience, situated in a quiet and sought-after residential area of similar properties. Boasting open-plan ground floor, two good sized bedrooms, well-maintained garden, and proximity to Ludlow's renowned amenities, this property is the perfect home for families, professionals, or a possible investment opportunity.

- Two Bedroom Terraced Property
- Enclosed Rear Garden
- Re-Decorated, Well Presented
- Popular Residential Area
- Near Town Location
- Off-Street Parking
- uPVC Double Glazing
- No Onward Chain

Material Information

Offers In The Region Of £175,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: A

EPC: F (37)

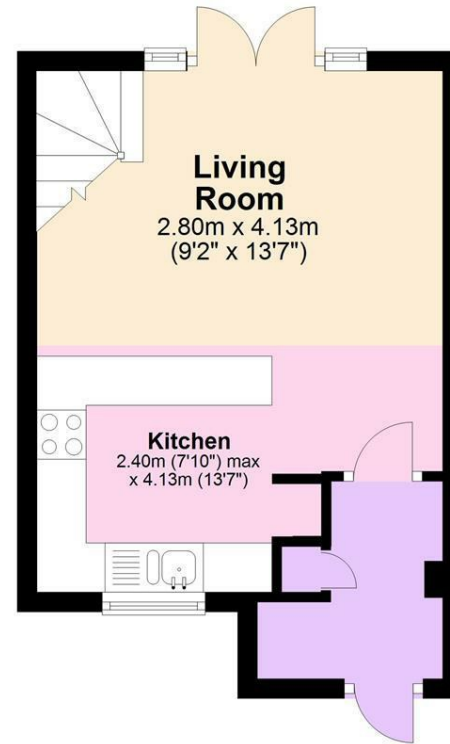
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

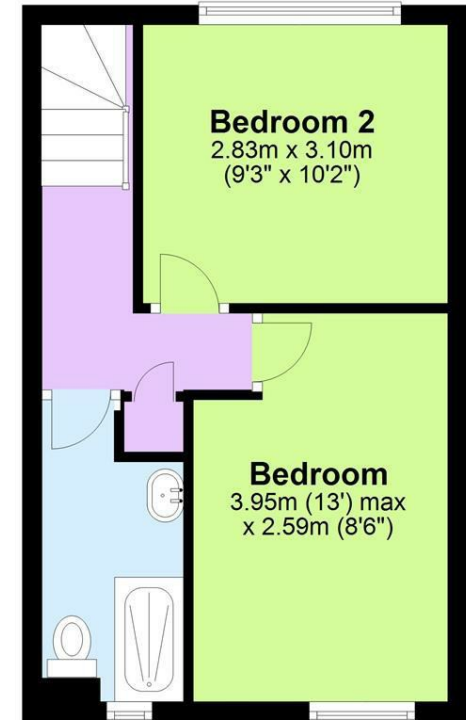
Ground Floor

Approx. 23.6 sq. metres (253.5 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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.

Introduction

Stanton Road is ideally positioned on the outskirts of Ludlow, a historic town known for its medieval architecture, independent shops, and vibrant community. The property benefits from being close to excellent local schools, healthcare facilities, and transport links, with the A49 providing easy access to nearby towns and cities. Ludlow train station is just a short drive away, offering direct routes to Shrewsbury, Hereford, and beyond. Set in a desirable residential area, this property is ideal for first-time buyers, growing families, or those seeking a peaceful yet well-connected location.

Property Description

Upon entering the property, you are greeted by a welcoming hallway leading to a spacious open-plan kitchen / living room. This social space boasts a large window to front aspect, flooding the room with natural light. The living space extends through the living room to French doors leading out to the rear garden and patio area, providing the perfect spot to unwind or entertain guests.

The fully-fitted kitchen offers plenty of storage, built-in appliances, and open aspect to living area, ideal for both everyday meals and entertaining guests. Upstairs, two double bedrooms provide comfortable living accommodation for a growing family. The master bedroom offers views to the front aspect, while both rooms are served by a modern family bathroom featuring a walk-in double shower, pedestal washbasin and W.C.

Outside

The rear garden is a highlight of this property, offering a private and peaceful space enclosed by fencing, with a well-maintained gravelled area and a patio abutting the property, perfect for outdoor dining and summer barbecues. The front of the property benefits from off-street parking for two vehicles, block paving and a paved sloping walkway to the front door.

Services

We understand the property benefits from mains electricity, mains water and mains drainage. Electric heating, windows are uPVC double glazed.

Broadband Speeds

Basic: 15 Mbps | Superfast: 80 | Ultrafast: 1000 Mbps

Local Authority

Shropshire Council

Council Tax Band: A

Tenure

We understand the property is freehold.

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 per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

Heading out of Ludlow town along New Road, passing the hospital on your left, you will come to a mini roundabout. Take the 2nd exit into Fishmore Road, after a short distance you will see a right hand turn into Stanton Road. Continue for approximately 0.3 miles, you will find the entrance to the parking area on your right.

