



SAMUEL WOOD

37 Corn Mill Road, Ludlow, Shropshire, SY8 4BL

£1,200 Per Month





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Ludlow, Shropshire, SY8 4BL



MANAGED BY SAMUEL WOOD. Spacious home in Ludlow, featuring a modern kitchen, bright living room, master en-suite, and a walled garden. Overlooks a green in a prime location.

A rare opportunity to rent an unusually spacious semi-detached home in a highly sought-after new development on the outskirts of Ludlow. This attractive property enjoys a prime position, overlooking a serene green space, offering both tranquility and convenience. The home features three generously sized double bedrooms, making it ideal for families or those seeking ample living space.

On the ground floor, you'll find a large hallway that leads to a contemporary kitchen/dining room. The kitchen is fully equipped with a built-in gas hob, oven, dishwasher, and fridge freezer, with ample space for a dining table. Patio doors open directly onto the garden, making it perfect for entertaining or enjoying meals outdoors. The living room is bright and airy, benefiting from dual aspects and a charming bay window that enhances natural light throughout the space. Additionally, there is a convenient toilet on this level.

Upstairs, the master bedroom offers a built-in wardrobe and an en-suite bathroom featuring a walk-in shower. The other two bedrooms are also spacious doubles, providing plenty of room for family members or guests. The family bathroom is elegantly appointed with high-quality fixtures and fittings, featuring a bath with a shower for added convenience.

Outside, the property boasts a pleasant walled garden, which offers privacy and direct access to the driveway located at the side of the house. The home is double glazed throughout and benefits from efficient gas central heating.

This property must be viewed to be truly appreciated. Its blend of modern amenities, spacious interiors, and an enviable location make it a standout choice for discerning renters.









## Directions

Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
No Pets.  
EPC - B  
Council Tax Band – B  
Utilities; mains gas, mains electric, mains water  
Parking situation – off road parking for 1 vehicle













**Ground Floor**  
 Floor area 44.9 m<sup>2</sup> (483 sq.ft.)

**First Floor**  
 Floor area 43.7 m<sup>2</sup> (471 sq.ft.)

**TOTAL: 88.6 m<sup>2</sup> (954 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](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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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