SAMUEL WOOD

29 Friars Garden, Ludlow, Shropshire, SY8 1RX

Offers Based On £325,000

4 2 1 D

This four bedroom townhouse sitting on a desirable and tucked away street just off Ludlow's town centre is worthy of internal inspection. Accommodation benefiting from UPVC double glazing and gas fired heating to include porch, living room, cloakroom, kitchen / diner, conservatory, first floor landing, four bedrooms, en-suite shower room and house bathroom. Outside the property enjoys an enclosed and manageable rear garden, garage and parking space to the front of the garage. No onward chain. EPC D

- Highly desirable residential area
- Short walk into Ludlow's town centre
- Four bedrooms, two bathrooms
- Gas heating, UPVC double glazing
- Low maintenance garden
- Garage and parking

Location

Friars Garden is a 5 minute walk of Ludlow's town centre.

Description

The property is entered via a small lobby which opens into the living room with window to frontage and feature fireplace with gas fire. Small lobby with WC with a modern suite in white and a useful storage cupboard. Modernised kitchen / dining room having integrated appliances, including cooker, fridge/freezer washing machine and slimline dishwasher. At the rear of the house is a modern conservatory currently used as a dining room that overlooks an established garden.
The first floor has an airing cupboard, the main bedroom is a large double with a modern en-suite shower room. There are three further bedrooms and a modernised bathroom.

Outside

The property enjoys a small low maintenance and enclosed rear garden whilst there is also the benefit of a single garage having light and power fitted and a parking space in front of the garage.

Services

We understand that the property has Mains electricity, water, drainage and gas, Gas fired heating to radiators
Windows are UPVC double glazed
Broadband speed between 18 Mbps and 18 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: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 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 45.4 sq.m. (489 sq.ft.)

First Floor
Floor area 57.1 sq.m. (615 sq.ft.)

Total floor area: 102.5 sq.m. (1,104 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

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