



SAMUEL WOOD

3 Old School Henley Road, Ludlow, Shropshire, SY8 1RA

Offers Based On £195,000



This spacious two double bedroom school conversion sits in a popular and mature residential area enjoying parking for two cars and a low maintenance garden sitting at the frontage. Accommodation of spacious proportions extending to approximately 1200 square feet includes: Entrance Hall, large Living Room, Kitchen, Dining Room with Pantry and two further Stores. First floor Landing with two large Double Bedrooms the main bedroom having featured trusses and a spacious Bathroom. No onward chain. EPC rating D

- Two large double bedrooms
- Convenient location handy for town centre
- School conversion
- Gas fired heating & UPVC double glazing
- Parking for two cars
- Low maintenance garden
- No onward chain

Three old school sits in a convenient location being just a short walk to a number of convenience stores and a 10 to 12 minute walk into Ludlow's historic town centre which is renowned for architecture culture and festivals.

The property comprises of an entrance hallway leading to a large living room with three windows to front elevation and a large under stairs storage cupboard. The kitchen / dining room is fitted with a range of oak units and has ample room for table and chairs along with a pantry and two further storage cupboards, first floor landing with roof window serving two good size double bedrooms both with fitted cupboards and a good sized bathroom

The property has a small gravel front garden and parking for two cars. There is a right of access for neighbouring properties over the garden.

Services: We understand that the property has Gas fired heating, Mains electric, Mains water and Mains drainage. Gas fired heating to radiators and windows are upvc double glazed.

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

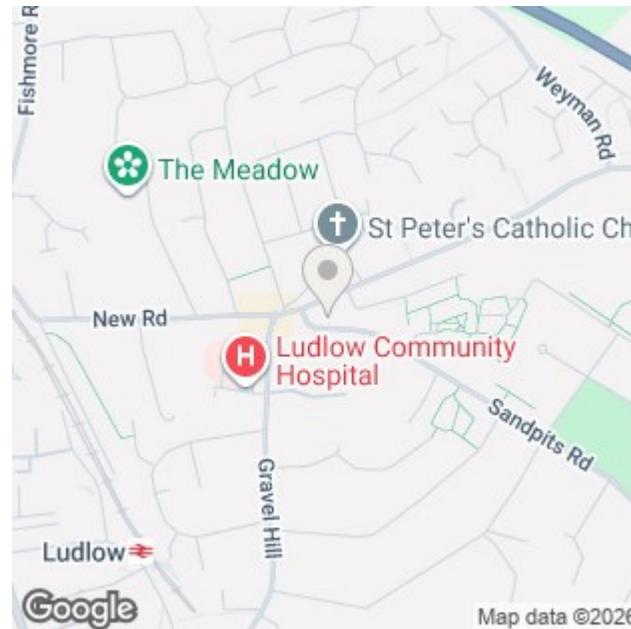
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

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 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



**Ground Floor**

Floor area 55.8 sq.m. (601 sq.ft.)



**First Floor**

Floor area 55.8 sq.m. (601 sq.ft.)

**Total floor area: 111.6 sq.m. (1,201 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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