



SAMUEL WOOD

1B Parys Road, Ludlow, Shropshire, SY8 1XB
Offers In The Region Of £260,000



 3  2  1  C

Positioned in a convenient and popular residential area on the outskirts of Ludlow, this 3 bedroom house presents an exceptional opportunity for a first time, family, retiree or investment buy. The property enjoys a location with an excellent range of everyday amenities close by along with very practical and well proportioned accommodation with a Kitchen breakfast room, large Sitting room and Bathroom & Ensuite. Viewing comes highly recommended to see everything this lovely home has to offer.

- 3 Bedroom End of Terrace House
- Bathroom & Ensuite
- Fantastic Garden Office/Gym
- Convenient Location
- Parking For Two Vehicles
- EPC C

The accommodation is thoughtfully arranged and well-proportioned throughout. Upon entering, a welcoming reception hall leads to a convenient ground floor WC. The kitchen breakfast room is well equipped with integrated 5 ring gas hob, oven, dishwasher, fridge freezer and washing machine. To the rear, a bright and spacious living room provides a comfortable and inviting space with direct access to the garden and a large understairs storage cupboard.

Upstairs, the property offers three well-sized bedrooms, including a superb principal bedroom benefitting from a fitted wardrobe and its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the home continues to impress. There are two allocated parking spaces to the front, (one visitor space on a first come first serve basis) while to the rear which can also be accessed via a side gate lies a private garden perfect for relaxation or outdoor entertaining. A standout feature is the versatile outbuilding, which could be configured as a gym/office/workshop, complete with light and power, making it ideal for remote working, hobbies, playroom or fitness use.

Services:

We understand that the property has mains electric, water and mains drainage. Gas fired heating,

Broadband Speed: 15 - 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

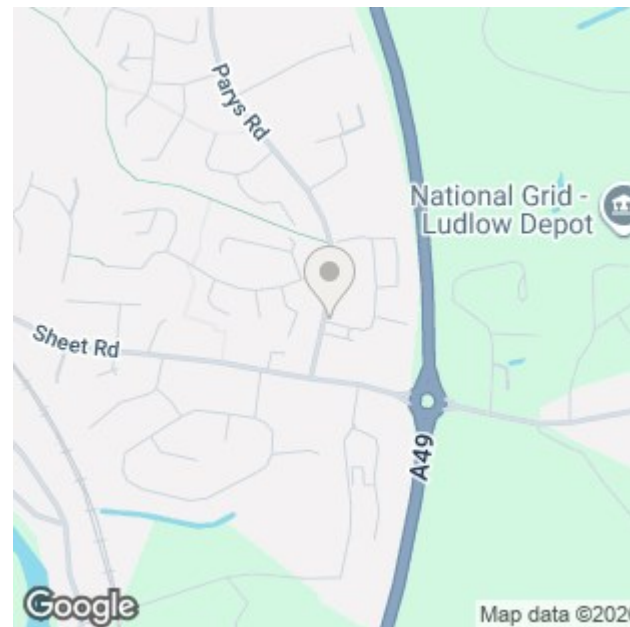
Council Tax Band: B

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.

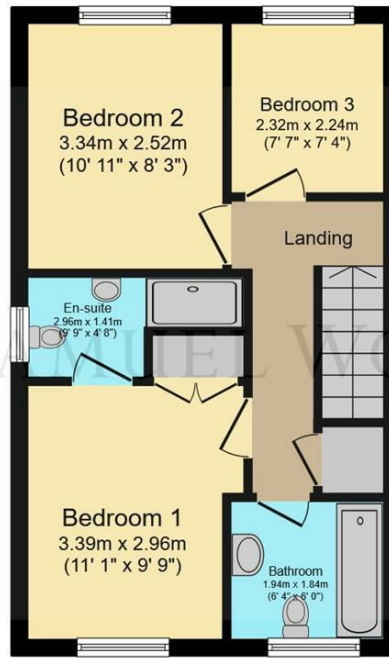
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Ground Floor
Floor area 36.5 sq.m. (392 sq.ft.)



First Floor
Floor area 36.5 sq.m. (392 sq.ft.)



Outbuilding
Floor area 17.7 sq.m. (190 sq.ft.)

Total floor area: 90.6 sq.m. (975 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

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk