

SAMUEL WOOD

4 Quarry Gardens, Ludlow, Shropshire, SY8 1RF

Offers In The Region Of £175,000









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Situated in a desirable and convenient location, this three-bedroom terraced property is ideally placed for access to Ludlow's wealth of amenities, including independent shops, cafés, restaurants, schools and excellent transport links. The property enjoys lovely far-reaching views towards the historic town and surrounding countryside, making this an appealing home in a brilliant location.

- Three-bedroom terraced house
- Wonderful Views
- Convenient Location
- Low Maintenance Gardens
- No Onward Chain

The accommodation briefly comprises an entrance hall leading into a comfortable living room, featuring an attractive fireplace with a gas fire, a useful large storage cupboard and sliding doors providing easy access to the garden. The kitchen is fitted with a range of matching wall and base units, cupboards and drawers, providing a good level of storage and preparation space.

To the first floor are three bedrooms, with the principal bedroom benefiting from fitted wardrobes. The accommodation is completed by a family bathroom, fitted with a shower over the bath.

Outside, the property benefits from a gravelled courtyard garden to the rear, providing a low-maintenance outdoor space, together with a landscaped terrace and front garden.

Services: We understand that the property has mains electric, water and drainage and gas heating,

Broadband Speed: 16 - 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

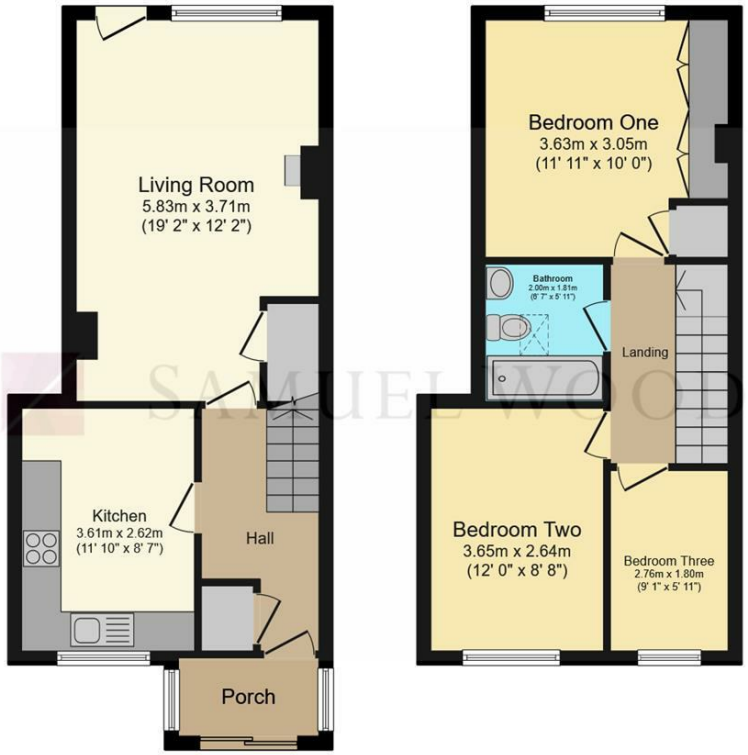








Floor Plans



Total floor area: 80.5 sq.m. (866 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.