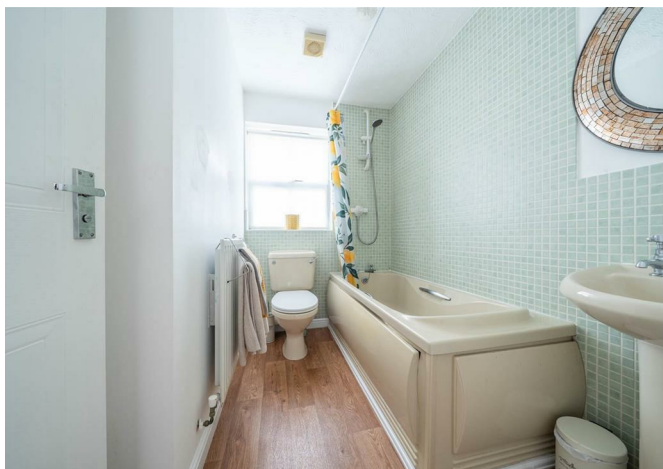
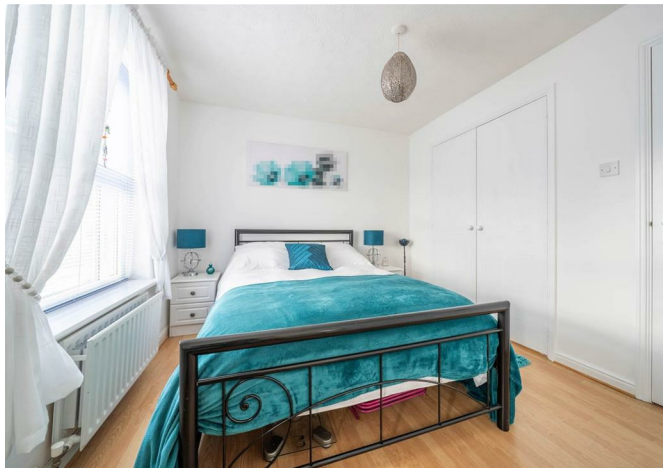




SAMUEL WOOD

33 St. Margaret Road, Ludlow, SY8 1XN
Offers In The Region Of £185,000



This well-presented two-bedroom end of terrace house offers an excellent opportunity for a first-time buyer, investment purchaser or those looking for a manageable retirement property. Combining comfortable accommodation with practical outside space, including private driveway parking to the front and a low-maintenance, terraced rear garden with gated side access.

- 2 Bedroom End of Terrace House
- Driveway Parking
- Low Maintenance Garden
- Ideal Frist Time, Investment or Retirement Buy

The front door opens into a welcoming reception hallway, providing access to the principal ground-floor accommodation off the hall is a well-proportioned living room, offering a comfortable space to relax and unwind, together with a well appointed kitchen overlooking the rear garden.

To the first floor are two good-sized double bedrooms, providing flexibility for a couple, individual, guests or home-working requirements, together with a family bathroom.

Outside, the property benefits from a particularly practical low-maintenance rear garden, which has been gravelled and arranged over terraces with a lovely small feature pond, making it ideal for those looking to enjoy an outdoor space without extensive upkeep. Gated side access adds further convenience, while the driveway parking to the front is a valuable feature.

Services: We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators, Worcester combi boiler fitted in 2024

Broadband Speed: 10 - 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

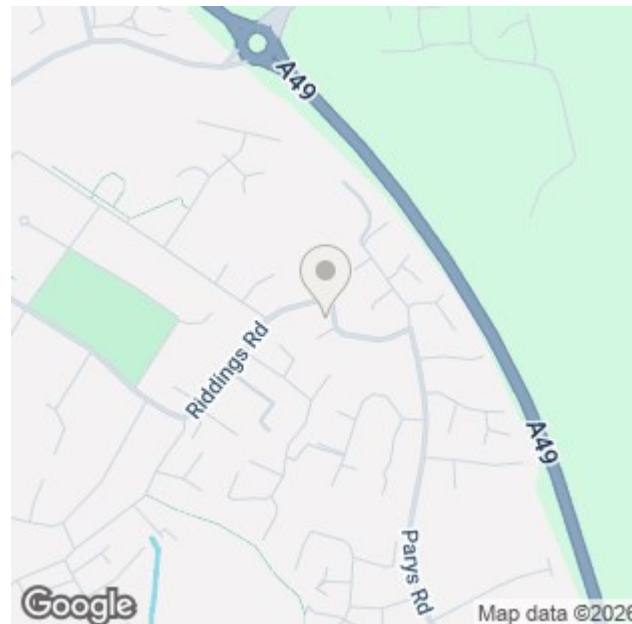
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved

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.

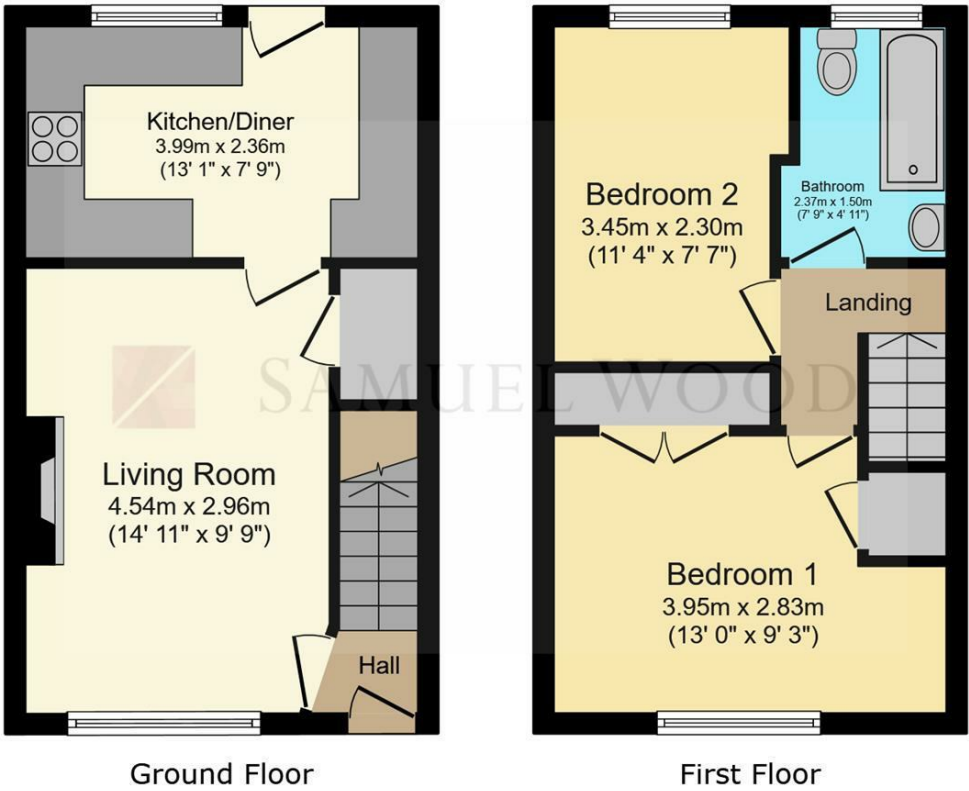
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 56.0 sq.m. (603 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.