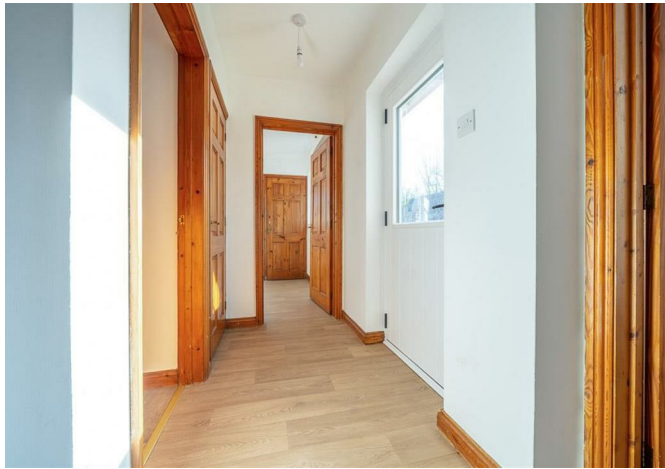




SAMUEL WOOD

| The Old Forge, Middleton, Ludlow, Shropshire, SY8 2DY

Offers Based On £230,000



This two bedroom semi-detached stone bungalow sits in a semi-rural location with a lovely aspect to the frontage, yet only a short drive to historic Ludlow. The property enjoys extensive driveway parking and low maintenance gardens. Accommodation benefiting from UPVC double glazing and electric heating, briefly includes: living room, kitchen/breakfast room, hallway, two bedrooms and bathroom. No onward chain.

- Two bed semi-detached bungalow
- Rural village close to Ludlow
- Excellent parking
- Low maintenance and enclosed rear garden
- Newly installed UPVC double glazing
- Electric heating
- No onward chain

### Location

Middleton is a popular village located within 2.5 miles of historic Ludlow and the facilities this town enjoys. The property sits on a lane with a beautiful view over fields to the frontage.

### Accommodation

Entrance porch and the front door opens into living room having window to frontage with this view over open fields. Hallway with door to rear elevation and airing cupboard, kitchen/breakfast room with windows overlooking rear garden and pantry cupboard. There are two bedrooms, the front room is a double with this fine view, the second bedroom is a single. The bathroom has a suite in white and roof window.

### Outside

Property is approached onto a gravelled frontage providing parking for four cars. Pathway then leads up the side of the bungalow into the rear garden, which has been landscaped with low maintenance in mind with a paved seating area, gravel sections and fencing to both side and rear elevations aiding privacy.

### Services

Services  
Mains electricity, water, shared private drainage, electric heating and UPVC double glazing.

Broadband speeds basic 13 Mbps

Flood risk very low

Shropshire Council

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.

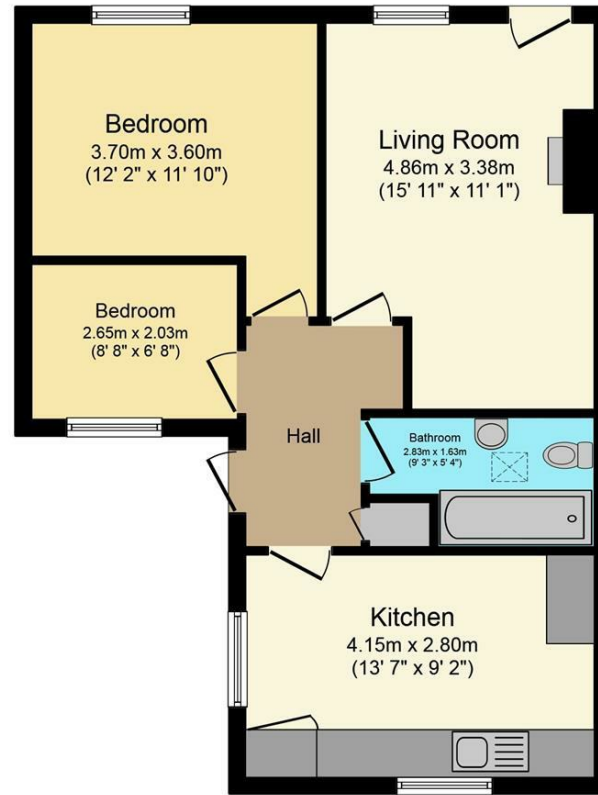
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Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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



## Floor Plans



Floor Plan

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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

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