

SAMUEL WOOD

8 St. Margaret Road, Ludlow, SY8 1XN

Offers In The Region Of £390,000









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A spacious four-bedroom detached family home situated in a popular residential area on the outskirts of Ludlow, offering generous accommodation, driveway parking, a double garage and a private rear garden and easy access to a range of local amenities. EPC rating D.

- 4 Bedroom Detached House
- Bathroom & Ensuite
- Driveway Parking & Double Garage
- 2 Reception Rooms

The covered porch opens into a welcoming reception hallway, with a useful cloakroom/WC. The living room is a comfortable and well-proportioned reception space featuring an attractive fireplace with a fitted gas fire. The dining room provides an excellent space for entertaining and benefits from double-opening doors leading directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. The kitchen/breakfast room offers a practical and sociable area for everyday family life, with a useful utility area and integral access into the double garage.

To the first floor, the principal bedroom, positioned to the front of the property, benefits from fitted wardrobes and access to an en-suite shower room. There are also three further double bedrooms, providing versatile accommodation for family, guests or home working, together with a family bathroom serving the remaining bedrooms.

Outside, the property benefits from driveway parking to the front, with gated side access leading through to the private rear garden. The garden features a paved patio immediately adjoining the property, ideal for outdoor dining and entertaining, with raised beds to the borders and a good-sized lawn providing an attractive area of garden.

Services: We understand that the property has mains gas with gas fired heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic Mbps

Flood Risk:

Tenure: Freehold.

Local Authority: Shropshire Council - Council Tax Band:

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

First Floor

Total floor area: 134.9 sq.m. (1,452 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.