



SAMUEL WOOD

25 Parys Road, Ludlow, Shropshire, SY8 1XX

Offers Based On £340,000



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This four bedroom detached house sits in a desirable location on a no through road on the eastern side of Ludlow town and enjoys driveway parking, garage and gardens. Accommodation benefiting from gas fired heating and UPVC double glazing briefly includes: entrance hall, cloakroom, living room, dining room, kitchen / breakfast room and utility room. A first floor landing serves four bedrooms the larger bedroom having an ensuite shower room and a house bathroom serving the three further bedrooms. No onward chain.

- Four bedroom detached house
- Desirable no through road location
- Ideal family or retirement purchase
- Garage driveway and driveway parking
- Gardens front and rear
- No onward chain

Location:

The top end of Parys Road is a very well respected location due to its' no through road and is a short walk to a good range of local amenities and is around 15 to 20 minute walk into Ludlows' historic town Centre.

Accommodation:

The property is approached into an entrance hallway with a cloakroom, there is a living room with window to frontage and double doors leading into the dining room having doors out onto the garden. The kitchen has room for a table and chairs with arch into a utility and an integral door into the garage.

On the first floor there are four bedrooms, the main bedroom having an ensuite shower room and a good range of wardrobes and a bathroom serves the additional 3 bedrooms.

Outside:

Double width driveway parking leads to the garage. The front garden is open plan with laurel hedging. The rear garden is enclosed by high board fencing and has a seating area off the dining room along with a lawned garden and borders with shrubs

Services

We understand that the property has mains electric, mains water and mains drainage. Gas fired heating to radiators, windows are upvc double glazed.

The property has solar panels on the roof which provide an income they were added in 2013 and the current tariff will end in 2033

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: D

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.

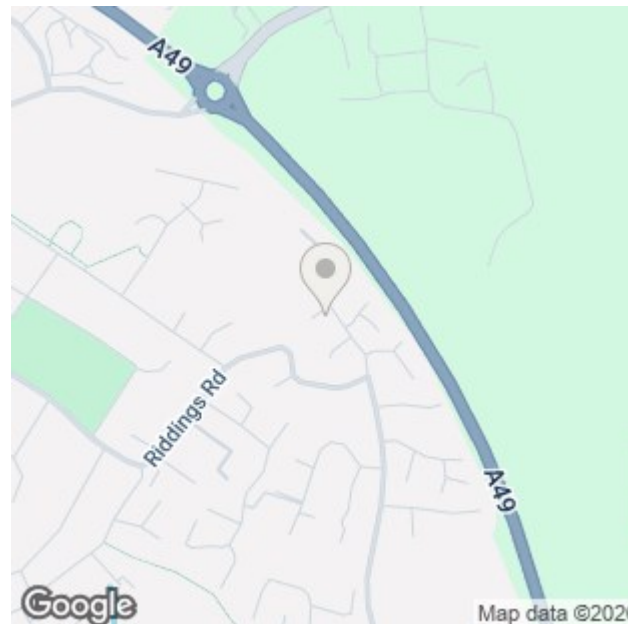
Mortgage Services: We offer a no obligation mortgage service through Hilltop

Mortgage Solutions. Please ask a member of our team for further details.

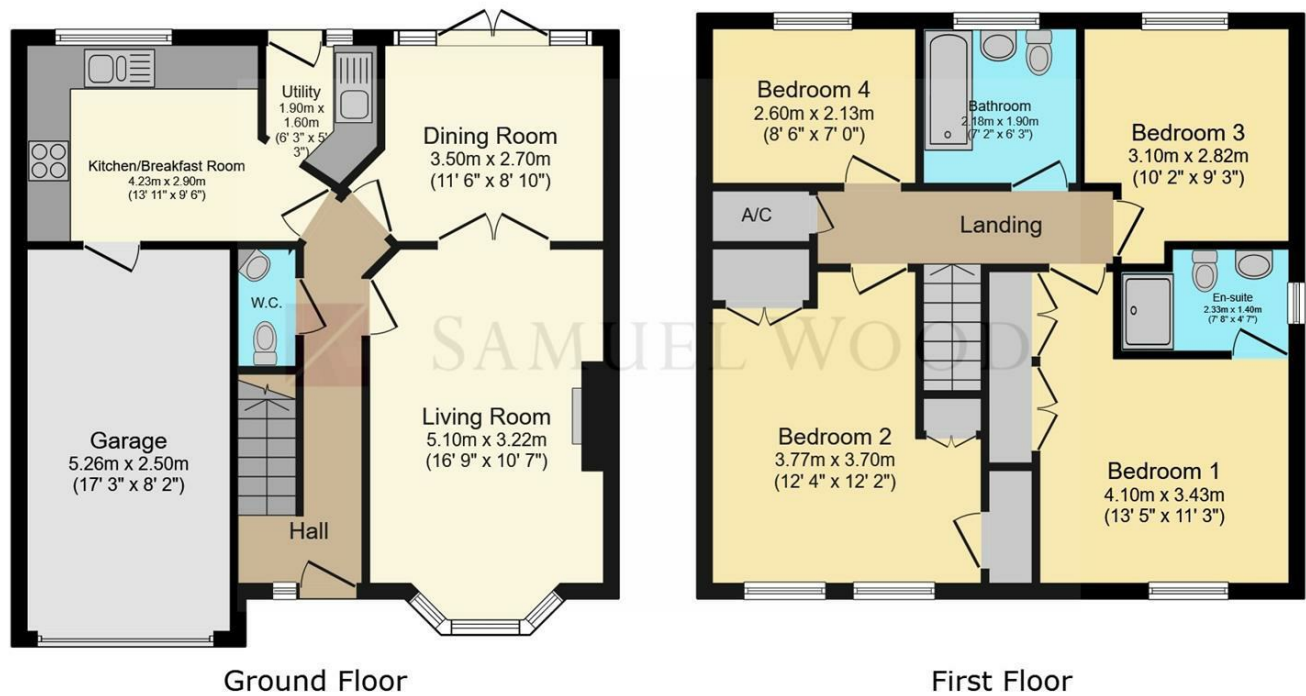
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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: 124.6 sq.m. (1,342 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.