



SAMUEL WOOD

25 Friars Garden, Ludlow, Shropshire, SY8 1RX

Offers Based On £350,000



25 Friars Garden

Ludlow, Shropshire, SY8 1RX



- Double fronted 3 bedroom house
- Much improved interior accommodation
- Garage and delightful landscaped garden
- Select location off town centre
- Gas heating, UPVC double glazing
- Internal inspection advised

This much improved and well presented double fronted 3 bedroom house sits in a select and popular cul-de-sac just off Ludlow's historic town Centre. The property enjoys a delightful, landscaped garden and a garage. Accommodation is well presented throughout and is worthy of immediate internal inspection.



Location

Friars garden is a select and modern cul-de-sac and only a short walk into Ludlow's historic town centre and the amenities the town enjoys right on your doorstep.

Accommodation

The property is approached into an entrance hall with mosaic tiled floor, cloakroom sitting at the rear of the house and door to the rear garden. Living room has a dual aspect with window to frontage and doors out onto the rear garden. Separate dining room with window to frontage and a fitted and modernised kitchen with window to rear, integrated appliances include hob, oven, microwave, slimline dishwasher, washing machine and fridge freezer.

On the first floor there is a window on the landing overlooking garden. There are 2 double bedrooms, the main bedroom having an En-suite shower room, bedroom 3 is a single room and a house bathroom with a suite in white.



Outside

The property has a small open plan flower border, whilst at the rear there is a fully enclosed garden which has been beautifully landscaped to include paved patio area near the house and small garden shed. Steps then lead up onto the top tier of the garden where a beautiful seating area can be found with balustrade. There is a water feature that cascades through the terraced garden which has sleeper edged borders and an array of mature shrubs and plants. Gated access leads out of the garden back to the frontage. The property then enjoys a garage being one of a block.

Services

We understand that the property has: Mains electricity, water, drainage and gas., Gas fired heating to radiators (the boiler was replaced in 2022), Windows are UPVC double glazed.

Broadband speeds : 18 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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



Directions

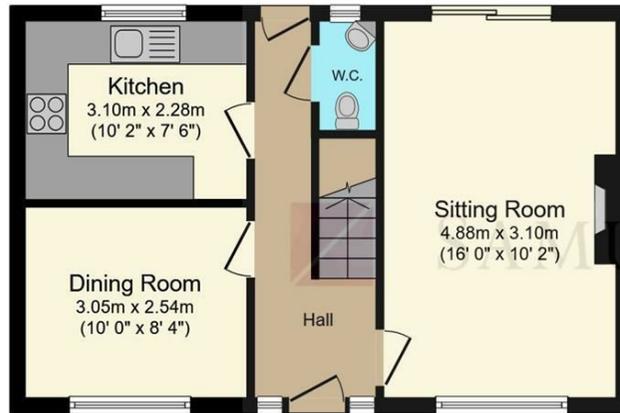
From Ludlow town centre proceed down Lower Galdeford, taking the first turning on your right hand side into Friars Garden. Follow the road round and then back to the right and the property will be found up in the corner on the left hand side.



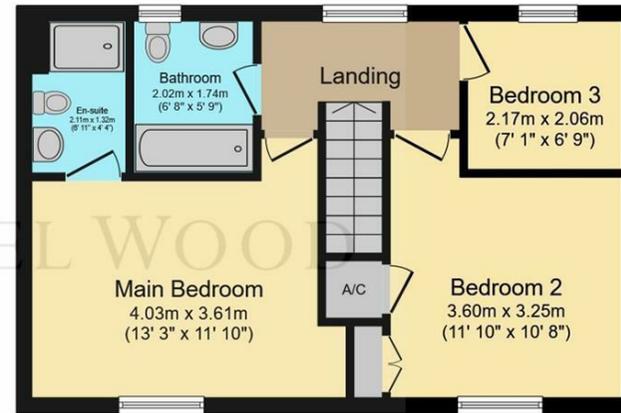




Floor Plans



Ground Floor
Floor area 43.1 sq.m. (464 sq.ft.)



First Floor
Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 86.2 sq.m. (928 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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