



SAMUEL WOOD

13 Chapel Row, Ludlow, Shropshire, SY8 2NL

Offers In The Region Of £170,000



Situated on the outskirts of Ludlow's historic town centre, this charming two-bedroom terraced house presents an excellent opportunity for first-time buyers, investors, or those seeking a delightful second home. Offered for sale with no onward chain, the property enjoys a convenient location within easy reach of the town's renowned amenities while benefiting from a peaceful residential setting.

- Front & Rear Garden
- UPVC Double Glazing
- 2 Bedrooms
- No Onward Chain

The accommodation is well laid out and comprises a welcoming living room, a fitted kitchen, two bedrooms, and a family bathroom.

Outside, the property benefits from both front and rear gardens, providing pleasant outdoor space for relaxing or gardening. In addition, there are two storage sheds, offering excellent practical space for bicycles, gardening equipment, or general household storage.

Ludlow is celebrated for its medieval architecture, vibrant food scene, independent shops, cafés, and traditional public houses. The town also offers excellent everyday amenities, including supermarkets, schools, healthcare facilities, and a railway station providing direct links to Hereford, Shrewsbury, and beyond. The surrounding South Shropshire countryside and nearby Mortimer Forest provide an abundance of scenic walks and outdoor pursuits.

Services:

Agents Note: As it is common with older terrace properties there is a right of access through the garden for neighbouring properties.

Services: We understand that the property has mains electric, mains water and drainage electric heating.

Broadband Speed: 16-1800 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

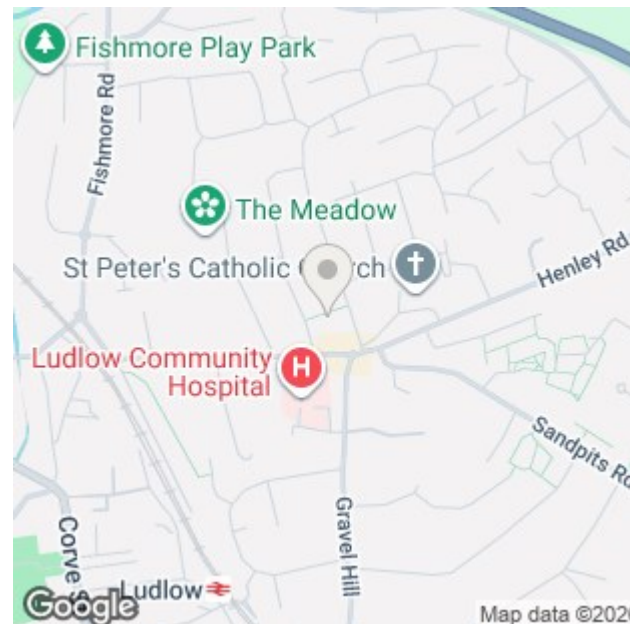
Council Tax Band: A

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.

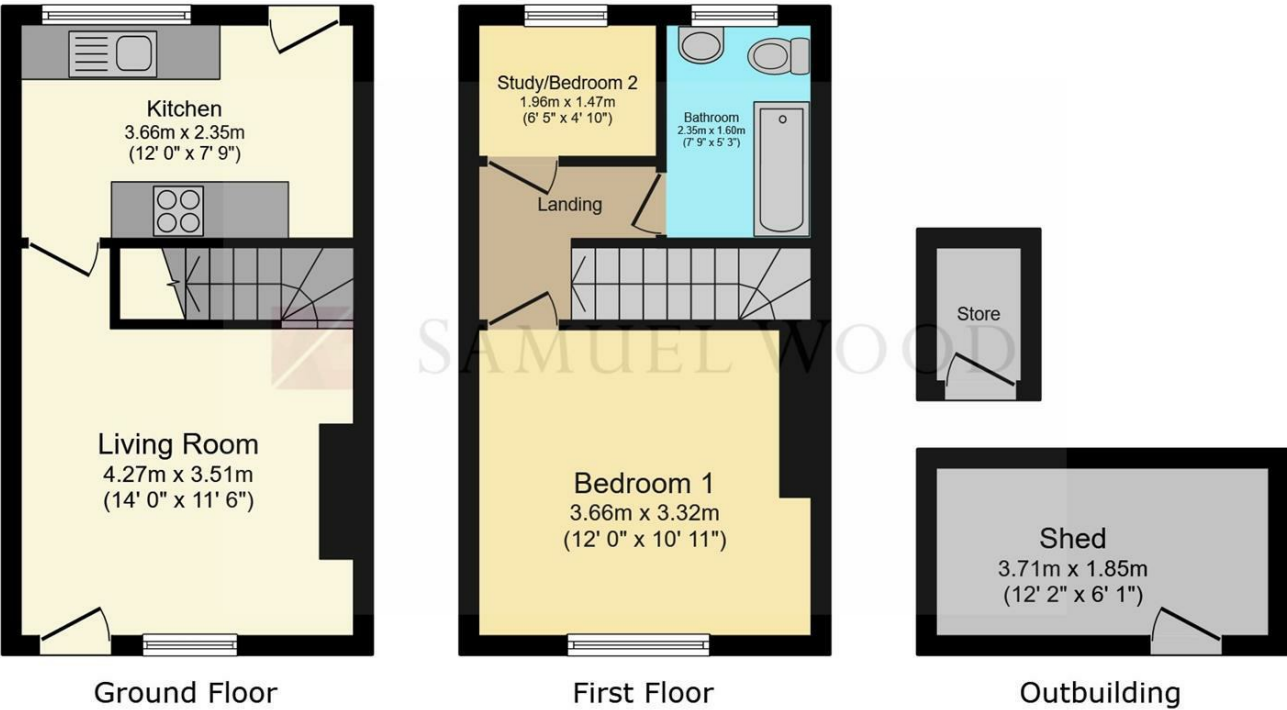
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 50.6 sq.m. (544 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.