



1, Park View, Ludlow, SY8 4JU  
Offers Over £400,000

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LAND & NEW HOMES

# 1 Park View Ludlow

This beautifully presented property comes with an elevated position on the edge of the historic market town of Ludlow, this attractive home combines a desirable setting with everyday convenience. The property is within comfortable walking distance of local amenities, while a broader range of independent shops, supermarkets, and services are just a short drive away in the town centre.

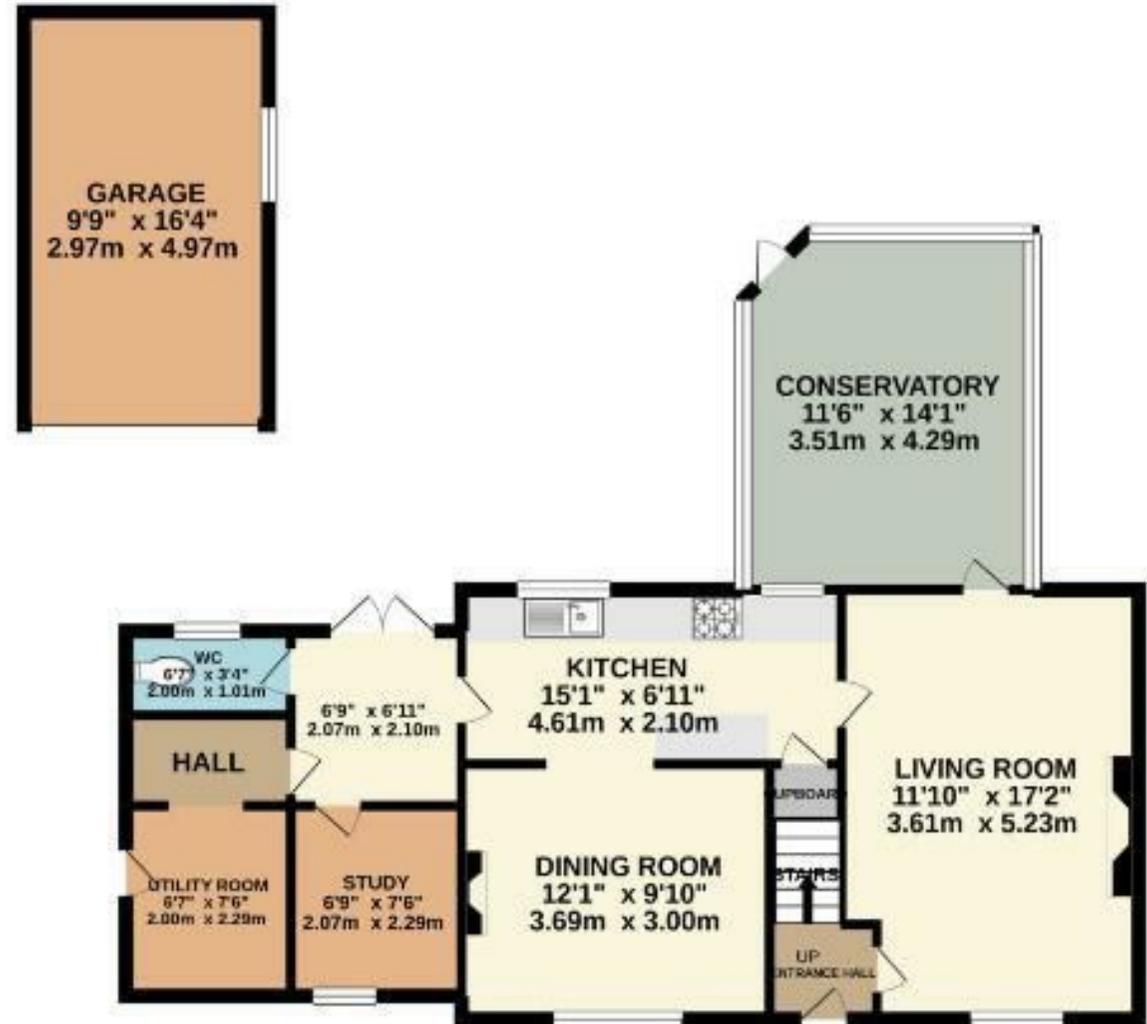
- Three/Four Bedroom Property
- Stunning Views
- Beautifully Presented
- Large Rear Garden
- Driveway Parking
- Conservatory

Material Information  
**Offers Over** £400,000  
**Tenure:** Freehold  
**Local Authority:**  
**Council Tax:** B  
**EPC:** (null)  
 For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

GROUND FLOOR  
 1139 sq.ft. (105.8 sq.m.) approx.



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Well presented and modern 3/4 bedroom family home with wonderful views to the rear. This property really needs to be seen to be appreciated. With generous size rooms throughout the property, driveway parking, stables/workshop in the rear garden and a conservatory, this property could be your perfect family home.

## Property Description

You enter the property from the driveway through the front door, you are greeted by a hallway with doors leading to the dining room and the lounge area, in the hallway are the stairs to the first floor. Through the dining room you have the updated kitchen with views to the rear from the window, to the left of the kitchen you enter doors the lead to downstairs WC, utility and study/bedroom 4. From this part of the property, there is a door leading to the outside decking. To the right of the kitchen you enter into the lounge with doors leading back to the entrance hallway and doors onto the conservatory overlooking the rear.

### First Floor:

Stairs from the entrance hall to the first-floor landing, where you'll be greeted by stunning views over the rolling countryside. The first floor offers two superior-sized double bedrooms, providing generous space and comfort. A third double bedroom is also located on this floor, along with additional storage. The family bathroom is equipped with a bath, shower over, WC, and wash hand basin, offering a practical and stylish space for the whole family.

## Outside and Parking

To the front of the property, there is a driveway with ample secure parking for multiple cars. There is also the benefit of having access to the garage from the front of the property. The garden is easily accessible from both the utility area and conservatory, in the well maintained garden there are stunning views to the rear, along with stable/workshop in the garden for additional storage needs.

## Location

Park View is set in a beautiful location, offering fantastic views over the surrounding countryside. The property is within easy reach of local amenities, schools, and transport links.

Park View is ideally located in the charming town of Ludlow, known for its rich history, scenic surroundings, and vibrant community. This property offers easy access to Ludlow's town center, where you'll find a range of local amenities including shops, cafes, and restaurants, as well as the renowned Ludlow Castle. The town is renowned for its picturesque landscapes and is surrounded by beautiful countryside, providing a peaceful and idyllic setting. With excellent transport links, including a train station.

## Services & Tenure

We understand mains electricity, mains water and mains gas are connected. with central heating to radiators.

Windows are uPVC double glazed.

The property is Freehold

## Local Authority

Shropshire Council

## AML

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence checks.

## DIRECTIONS



