



SAMUEL WOOD

I & 2 The Cottages The Sheet, Ludlow, Shropshire, SY8 4JT

Offers Over £300,000



# 1 & 2 The Cottages

The Sheet, Ludlow, Shropshire, SY8 4JT



- Now Has A Video Tour
- Excellent driveway parking and garage
- Gardens to both front and rear
- Edge of town location
- Workshop and store
- Rooms of spacious proportions

This attractive end terrace cottage sits in a non-estate position right on the eastern outskirts of Ludlow town with a short walk into beautiful South Shropshire countryside yet easily accessible into Ludlow's historic town centre. Accommodation, benefiting from UPVC double glazing and gas fired heating includes: Entrance Porch, Cloakroom, large Hallway, modernised Kitchen/Dining Room, large Living Room, First Floor Landing with three Bedrooms and modern Bathroom. Outside the property has a generous bricked driveway and gardens to both front and rear along with a garage being one of a block. EPC rating E

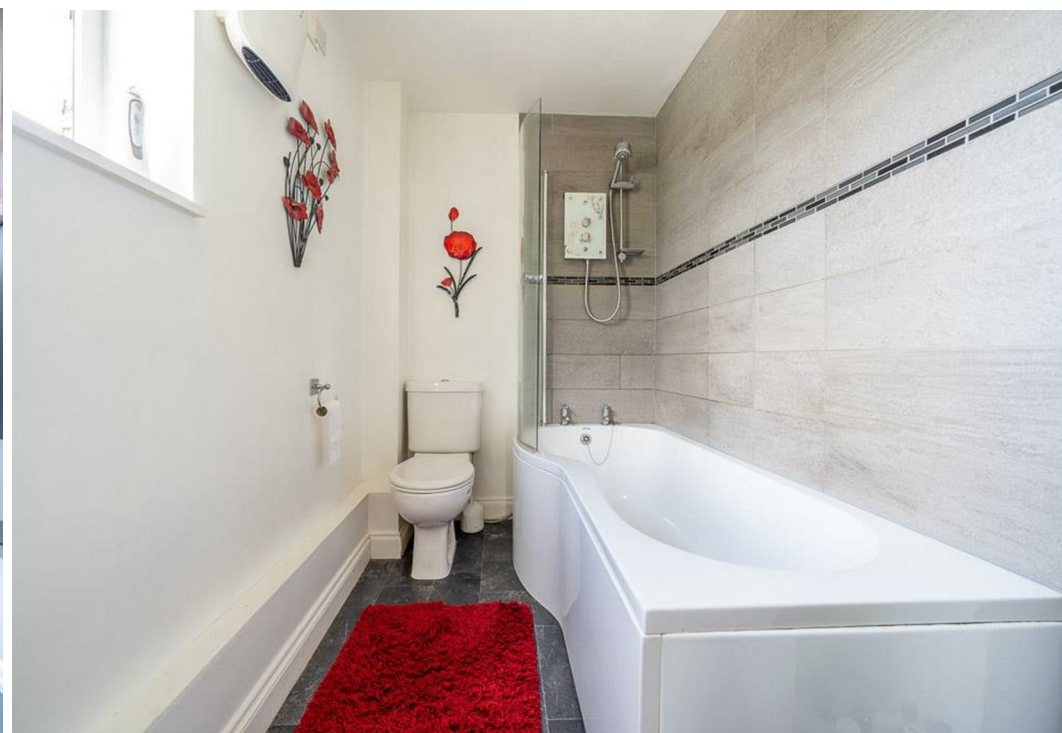
The property is approached into a porch with cloakroom off. There is a large entrance hall with good sized under stairs cupboard, modernised kitchen / Dining room having window to frontage and ample room for table and chairs. Included in the sale is a range cooker and a large fridge freezer.

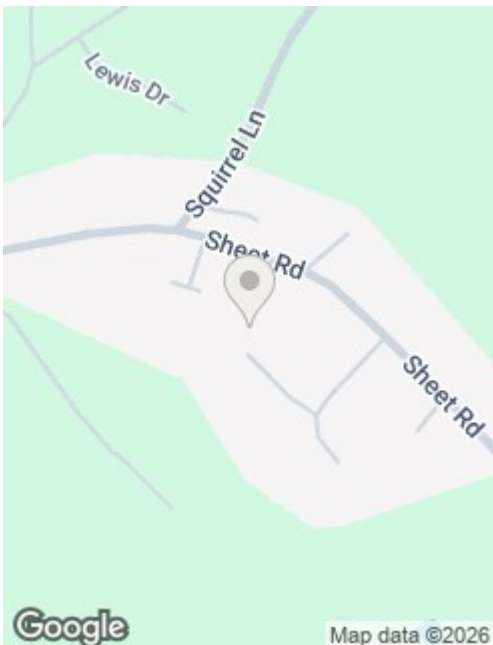
There is a good size sitting room with sliding doors out onto garden and gas fire.

Large first floor landing with double doors into airing cupboard housing the boiler, three good sized bedrooms and a modernised bathroom

The property is approached through double opening gates onto a large bricked driveway which provides extensive parking. Off here there is a large paved seating area and gate onto a further garden section with artificial grass. flagstone terrace and a useful workshop. A pathway then leads round to the back garden which is laid to lawn with flowering borders. Gated access then leads to the rear of the property where there is a single garage being one of a block whilst adjoining the house is a useful garden store.







## Directions

From the town centre go over the A49 roundabout towards Caynam and the property will be found immediately after the Squirrel View turn on the right hand side.

Services: We understand that the property has Mains Gas, Mains electric, Mains water, Mains drainage. Windows are upvc double glazed. Gas fired heating to radiators.

Broadband Speed: Basic 15 Mbps, Superfast 75 Mbps, Ultrafast 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

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.





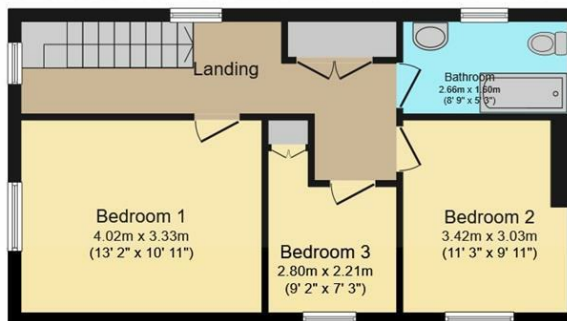


**Ground Floor**

Floor area 52.2 sq.m. (562 sq.ft.)



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**First Floor**

Floor area 47.5 sq.m. (511 sq.ft.)

**Total floor area: 99.7 sq.m. (1,073 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](http://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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