



SAMUEL WOOD

43b Stanton Road, Ludlow, Shropshire, SY8 2PF

Offers Based On £280,000



43b Stanton Road

Ludlow, Shropshire, SY8 2PF



- Spacious and extended semi-detached house
- Four bedrooms and two bathrooms
- Two reception rooms and large kitchen breakfast room
- Modern interiors throughout
- Enclosed gardens front and rear
- Excellent off-road parking
- Internal inspection essential

This extended four bedroom semi-detached house with much improved interiors and enjoys a tucked away position with enclosed gardens to front and rear and excellent driveway parking. Accommodation benefiting from gas fired heating and UPVC double glazing briefly includes Entrance Porch, Entrance Hall, Cloakroom, Living Room, Dining/Family Room, Kitchen/Breakfast Room, Utility Room. First floor landing, Bedroom one having walk-in wardrobe and Ensuite Bathroom, three further Bedrooms and modern Shower Room. EPC - C

The property is approached into a porch which then opens into the entrance hall having a Karndean flooring and door into cloakroom with a suite in white of WC and wash handbasin.

The sitting room has large window to frontage and large opening through into the dining/family room, which then has a large opening into an attractive Kitchen/Breakfast room having door and window to rear elevation, matching range of units with wood block work surfaces and an island with a granite worksurface and breakfast bar. Included in the sale is a Range Master range cooker, American style fridge freezer and built in microwave and dishwasher. Utility room has doors to both front and rear elevations, a range of matching units, sink unit, space and plumbing for washing machine and room for a dryer

First floor landing having door to boiler cupboard

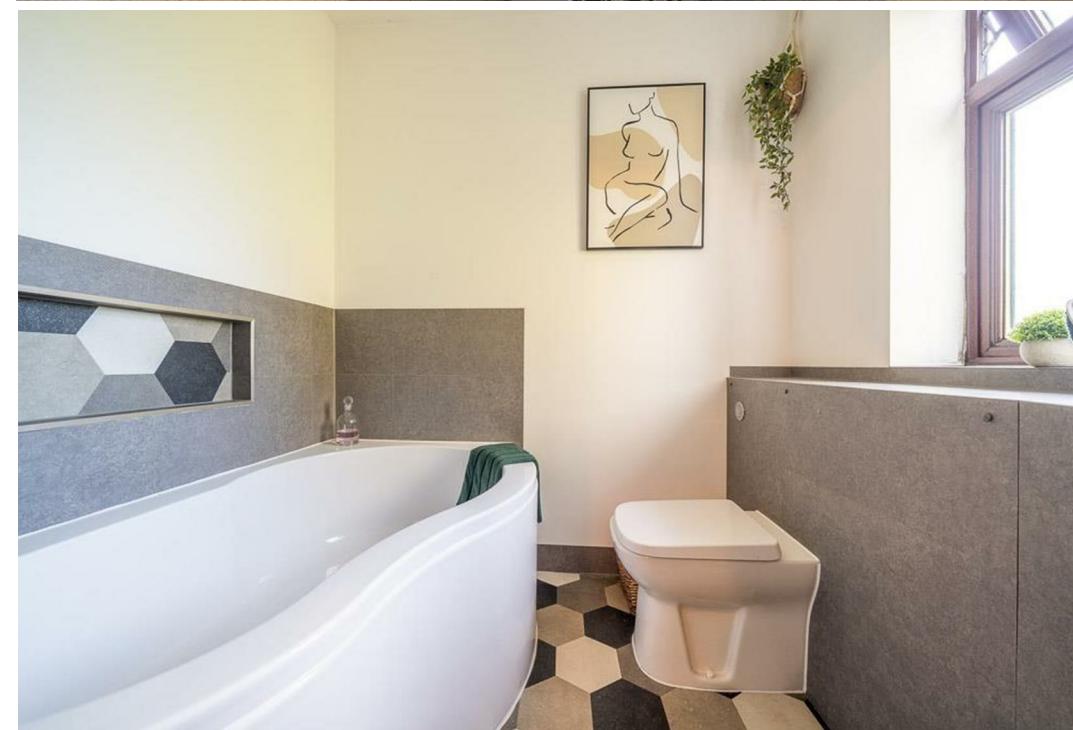
Bedroom 1 is a fantastic size with a walk-in wardrobe with hanging rail and shelving and En-suite Bathroom with a modern suite in white of panel "P" style bath, WC and wash handbasin.

There are 3 further bedrooms and a good sized shower room again with a modern suite in white, including wash handbasin, WC and walk-in shower with multi head shower fitted.

The property is approached onto a double width concrete driveway providing parking for up to 3 cars and there was a useful steel framed small garage/workshop. The front garden is enclosed and laid to lawn with a paved seating area nearest the house.

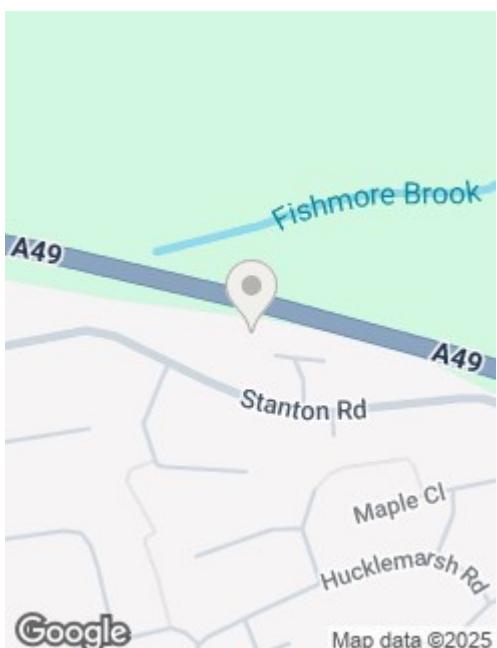
The rear garden is enclosed by high board fencing and mature hedging aiding privacy. There is an area of artificial lawn and paved seating area.







Directions



Services: Mains electricity, drainage, water, and gas, Gas fired heating into radiators, UPVC double glazing.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Flood Risk: Low Risk

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: C

Agent's note

We wish to point out that the property does sit adjacent to the A49

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







Total floor area: 126.2 sq.m. (1,359 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 missstatement. 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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