



SAMUEL WOOD

| The New House The Avenue, Wyson, Brimfield, Ludlow, Shropshire, SY8 4NJ

Offers Over £350,000



# The New House The Avenue, Wyson

Brimfield, Ludlow, Shropshire, SY8 4NJ



- Three double bedroom detached house
- Well presented and modern accommodation
- Well maintained and level gardens
- Popular central village location
- Parking for up to 6 cars and a garage
- Viewing highly recommended

The spacious three Double Bedroom and two Reception Roomed Detached house offers well-presented accommodation benefiting from gas-fired heating, UPVC double glazing and enjoys a popular village setting with parking for up to 6 cars, Garage and level garden.



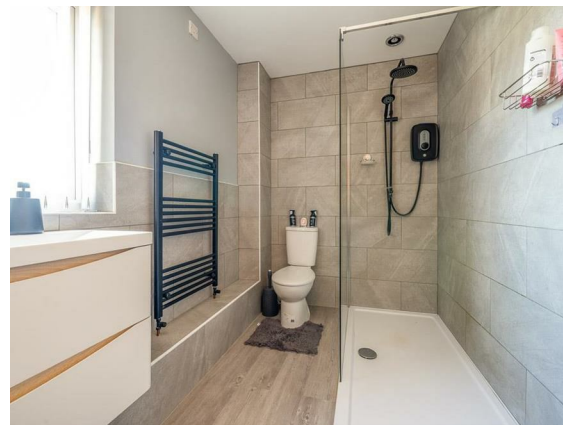
## Location:

Brimfield is a popular village with facilities to include Village Hall, Church, Public House (currently closed) whilst in nearby Wyson and just a short walk is a further Pub, Garage with Asda shop, Greggs Bakery and Starbucks coffee house. The village also has Bromfield and Little Hereford sports club which again provides an excellent local facility.

## Description:

The Property is approached into an extremely spacious Entrance Hall with large under stairs storage cupboard and a Cloakroom with a suite in white. The Living Room sits overlooking the rear Garden with double doors and a feature woodburning stove. The Dining Room sits to the front of the house and has two windows, whilst the Kitchen is comprehensively fitted with a matching range of units incorporating a gas hob, electric cooker and an extractor along with an integrated dishwasher and fridge-freezer.

First floor Landing serves three good sized Double Bedrooms. The main Bedroom having a modern En-suite Shower Room whilst there is also a modern and a good sized house Shower Room with airing cupboard



### Outside:

The property is approached onto a tarmacademed driveway which carries up the side of the property to a detached timber built Garage which is an excellent space and it's been internally insulated to provide a hobby space for the family. The remainder of the frontage has been gravelled which provides extensive parking in total for up to 6 vehicles with high hedging to front elevation aiding privacy.

The rear garden with the property is well-maintained and has a large flag stone paved seating area right across the rear of the house. Picket style fencing then leads into an enclosed lawned garden with high-board fencing to both side and rear elevation aiding privacy along with two garden sheds.

### Services:

Services: We understand that the property has mains electric, mains water, mains drainage and mains gas. Gas fired heating to radiators via a wall mounted boiler in the kitchen. Windows are upvc double glazed

Broadband Speed: 19 to 150 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Herefordshire Council. 01432 260000

Council Tax Band: C

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



### Directions

Travelling on the A49 from Ludlow towards Leominster; go past the Salwey Arms on your right hand side and then take the second turning on your left signpost Brimfield. Follow this road and take the first turning right into Wyson Lane and after 500 metres turn right into Wyson Avenue. The property will be found on the left left-hand side as indicated by the agents for sale sign.



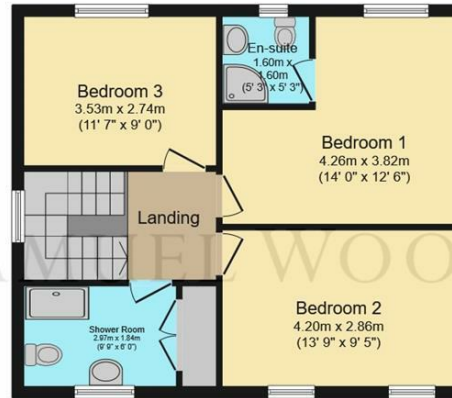




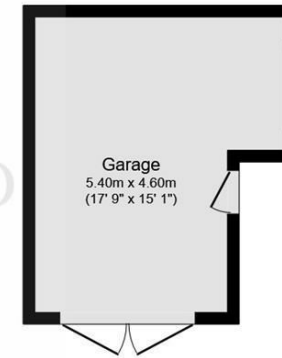
## Floor Plans



**Ground Floor**  
Floor area 50.3 sq.m. (541 sq.ft.)



**First Floor**  
Floor area 53.3 sq.m. (574 sq.ft.)



**Garage**  
Floor area 21.6 sq.m. (233 sq.ft.)

**Total floor area: 125.2 sq.m. (1,348 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

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)