



SAMUEL WOOD

36 Rock Lane, Ludlow, Shropshire, SY8 1ST
Offers In The Region Of £155,000



Tucked away on the eastern side of the historic Shropshire market town of Ludlow, this property presents an excellent opportunity for a first time or investment buy. Offered to the market with no onward chain, this three-storey, two-bedroom home combines practicality with low-maintenance living. EPC C

- 2 Double Bedrooms semi
- Non estate location
- Kitchen & Utility
- Parking for one car
- Small Garden
- Low Maintenance Property
- No Onward Chain

Upon entering the property, you are welcomed into a highly functional ground floor utility space, complete with a sink and ample storage ideal for keeping everyday essentials neatly tucked away. Stairs rise to the first floor, where a well-proportioned landing provides access to a convenient WC, a fitted kitchen, and a comfortable sitting room perfect for relaxing or entertaining.

From the landing a door opens out onto the enclosed garden, thoughtfully designed with terracing and gravel for ease of maintenance while still offering space to relax.

The second floor hosts two generously sized double bedrooms, both enjoying good natural light, along with a family bathroom featuring a shower fitted over the bath.

There is a space to park a car opposite the house and small garden at the rear and side.

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

Broadband Speed: Basic 15Mbps, Superfast 72mbps, 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

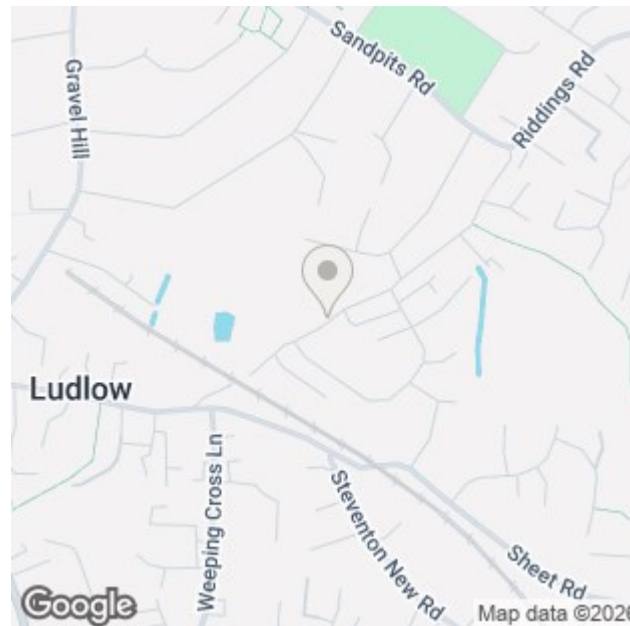
Council Tax Band: A

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.

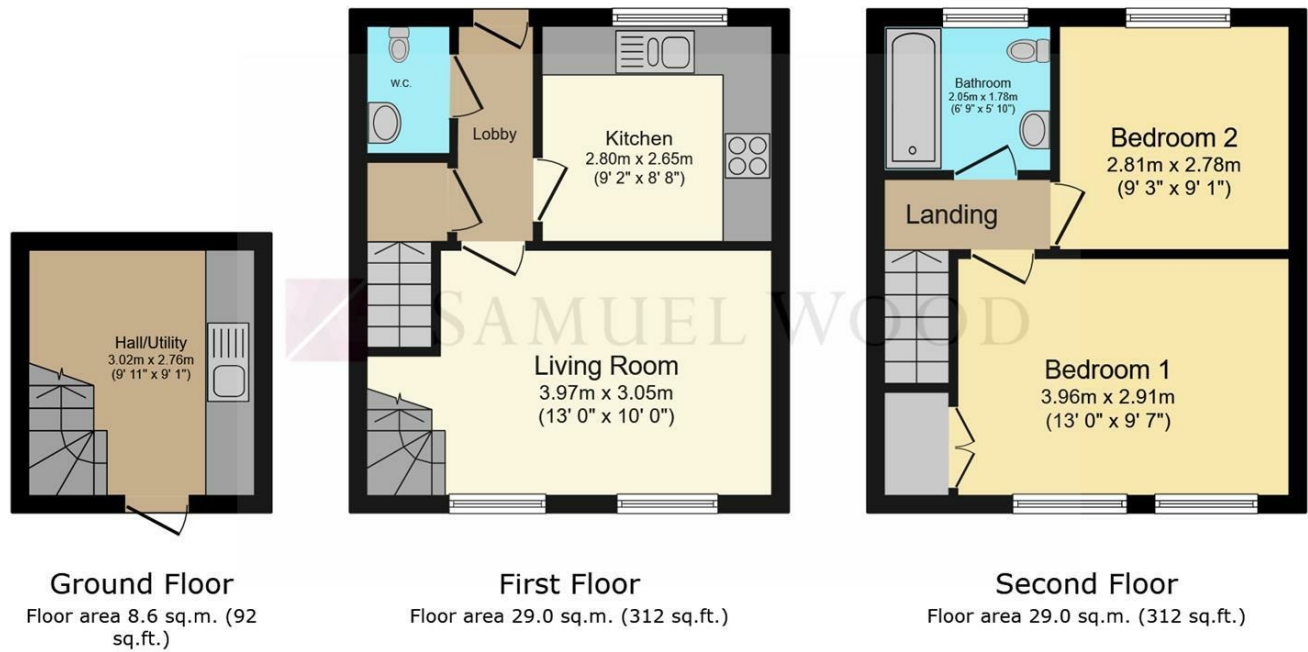
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 65.9 sq.m. (709 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.