



SAMUEL WOOD

4 Old School Henley Road, Ludlow, Shropshire, SY8 1RA

Offers Based On £190,000



This spacious 3-bedroom terraced former school, having accommodation benefitting from mainly UPVC double glazing and gas-fired heating to include: entrance porch, entrance hall, kitchen/dining room, large living room, first floor landing with 3 bedrooms and bathroom. There is excellent parking to the frontage, whilst to the rear there is a small south facing enclosed garden. EPC D

- Forming part of the Old School
- 3 bedroom terraced accommodation
- Rooms of spacious proportions
- Extensive parking to frontage
- Small south facing rear garden
- No onward chain

The property is approached into a

Porch

with glazed door into

Entrance Hallway

Living Room 18'11" x 11'11" (5.78m x 3.65m)

having dual aspect with 2 windows to frontage and 2 windows to rear

Kitchen / Dining Room 18'9" x 12'5" (5.73m x 3.80m)

also having dual aspect with 2 windows to frontage and 2 windows to rear. The kitchen area is fitted with a range of matching units with cream fronts and wood block work surfaces, stainless steel gas hob with stainless steel splash back, extractor canopy above and electric oven below. There is space and plumbing for washing machine and further appliance. The dining area has ample room for large table and chairs and door into a useful storage cupboard.

Rear Hallway

having door to rear garden and useful understairs storage cupboard

First Floor Landing

having window to rear elevation, access to roof space and a boiler cupboard which houses the Worcester gas fired boiler which heats domestic hot water and radiators

Bedroom 1 18'11" x 12'0" (5.78m x 3.68m)

having dual aspect with 2 windows to frontage and 2 windows to rear and exposed trusses

Bedroom 2 11'3" x 9'8" (3.43m x 2.96m)

having 2 windows to frontage

Bedroom 3 9'10" x 7'4" (3.00m x 2.26m)

having window to rear elevation

Bathroom 7'6" x 5'4" (2.30m x 1.63m)

having window to frontage and a modern suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over and tiled splash backs

Outside:

The property is approached onto a tarmac frontage which provides parking for several cars. To the rear there is a small, enclosed garden, gravelled for ease of maintenance with fencing, trellis work and hedging aiding privacy. It enjoys a sunny South aspect. As is common with older terraced properties there is a right of access for the neighbours through this garden

Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows in the main are upvc double glazed. Broadband – 16 to 80Mbps. Flood risk – no risk.

Local Authority:

Shropshire, tax band - C

Viewings

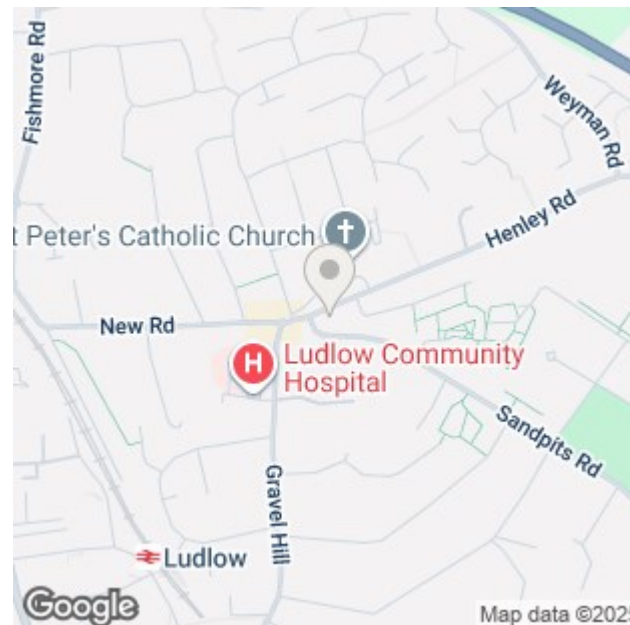
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

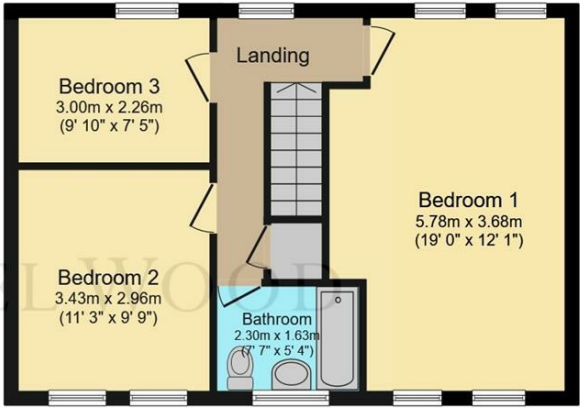
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor
Floor area 50.8 m² (547 sq.ft.)



First Floor
Floor area 48.8 m² (526 sq.ft.)

TOTAL: 99.6 m² (1,072 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.