



SAMUEL WOOD

87 Old Street, Ludlow, SY8 1NS  
Offers In The Region Of £325,000



Located in the heart of Ludlow, this charming grade II listed townhouse on Old Street offers a delightful blend of period features and modern living. With its prime town centre location, this property is perfect for those looking for a low maintenance conveniently located property. With its spacious rooms and prime location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

- 2/3 Bedroom Town House
- Period Features
- Kitchen Diner
- Beautiful Drawing Room
- Large Usable Cellar
- No Onward Chain

Upon entering, you are greeted by a welcoming reception hall that leads to a convenient shower room and a generously sized cellar, providing ample storage space for your belongings. The drawing room is a true highlight, boasting an array of attractive features including a traditional fireplace, a lovely bay window, and elegant coving that adds character to the space.

The first floor presents a practical dual aspect kitchen diner, ideal for family meals or entertaining guests. Adjacent to the kitchen, the sitting room offers versatility, as it can easily serve as a third bedroom if desired. This room also features a charming fireplace, enhancing its cosy atmosphere.

On the second floor, you will find two spacious double bedrooms, both equipped with fitted wardrobes, ensuring plenty of storage for your clothing and personal items. The bathroom on this level is well-appointed, featuring a shower fitted over the bath, providing both convenience and comfort.

Services: We understand that the property has Gas fired heating, mains electric, Mains water and mains drainage. Windows are secondary glazed.

Broadband Speeds: 17 to 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: B

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 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



## Floor Plans



**Basement**

Floor area 31.5 sq.m. (339 sq.ft.)

**Ground Floor**

Floor area 36.2 sq.m. (390 sq.ft.)

**First Floor**

Floor area 38.0 sq.m. (409 sq.ft.)

**Second Floor**

Floor area 41.5 sq.m. (447 sq.ft.)

**Total floor area: 147.3 sq.m. (1,585 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)