



SAMUEL WOOD

Rosewood Bromfield Road, Ludlow, Shropshire, SY8 1DW

Offers Based On £425,000



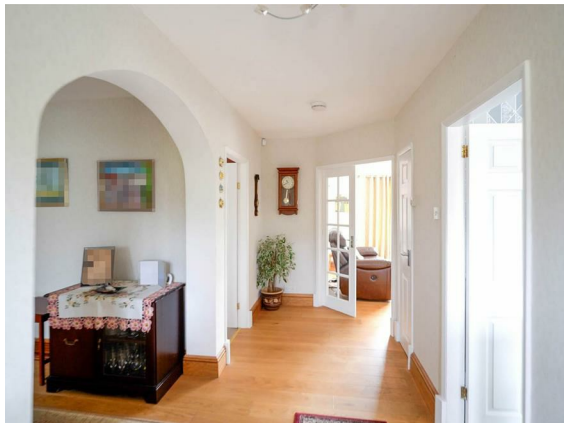
Rosewood Bromfield Road

Ludlow, Shropshire, SY8 1DW



- Large executive style detached bungalow
- Approaching 1400 ft.²
- Plot of 0.2 of an acre
- No estate location close to town centre
- Modernised and well presented interiors
- Excellent parking and carport
- Internal visit highly recommended

This large and exceptionally well presented detached bungalow extending to nearly 1400sq ft enjoys a non estate location within an easy reach of Ludlow's historic town Centre. Outside the property offers extensive parking with carport and well-maintained gardens with the plot extending to 0.2 of an acre. Accommodation has a fabulous and large entrance hall, three reception rooms, large and modern kitchen / breakfast room, utility room and garden room along with three bedrooms, en-suite shower room and house shower room.



Location:

Bromfield Road sits on the northern side of the town and is easily accessible into Ludlow's historic town Centre and facilities

Accommodation:

The property is approached into a wonderful entrance hall being oversized and having access up into the roof space which runs the full length of the property and offers scope for additional accommodation subject to any necessary planning permissions

The living room sits at the rear of the property and has a large window overlooking the garden with a feature fireplace and electric fire fitted. Off here is a useful garden room, whilst sitting at the front of the house is a large kitchen / breakfast room, nicely fitted with a modern range of matching units with grey fronts, heat resistant works surfaces and matching splashback. A stainless steel range cooker is included in the sale as is an integral dishwasher. From here there is a useful study which leads to the dining room and then opens into a large utility room sitting at the rear of the property.

Back off the entrance hallway doors lead off to the three bedrooms, two of which are large doubles, both have an excellent range of fitted wardrobes and the front bedroom has an en-suite shower room. There is then a third single bedroom and a luxurious house shower room with a double width shower cubicle, wash hand basin with vanity covered WC.



Outside:

Rosewood enjoys an estate location on Bromfield Road which is an easy walk into Ludlow's historic town Centre and a good sized tarmac driveway providing parking for 4/5 cars and off the driveway. Glimpses of Ludlow Castle can be enjoyed. There is low brick retaining wall with wrought iron railings denoting the front boundary. The front garden is full of shrubs with lawn and slate section providing ease of maintenance, whilst the top part of the driveway has a useful carport.

The rear garden with the property is enclosed by high hedging aiding privacy and right across the rear. There is a paved seating area, ideal for summer dining or barbecue's. Steps then lead down to the lowest sections of the garden one laid to lawn and one gravelled, the bottom section having a greenhouse and a useful shed. There are then attractive borders with shrubs and plants. The total size of the grounds are 0.2 of an acre.

Services:

Services: We understand that the property has mains electricity, water, drainage, and gas. Gas fired heating to radiators. Windows are upvc double glazed.

Broadband Speed: 15 - 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

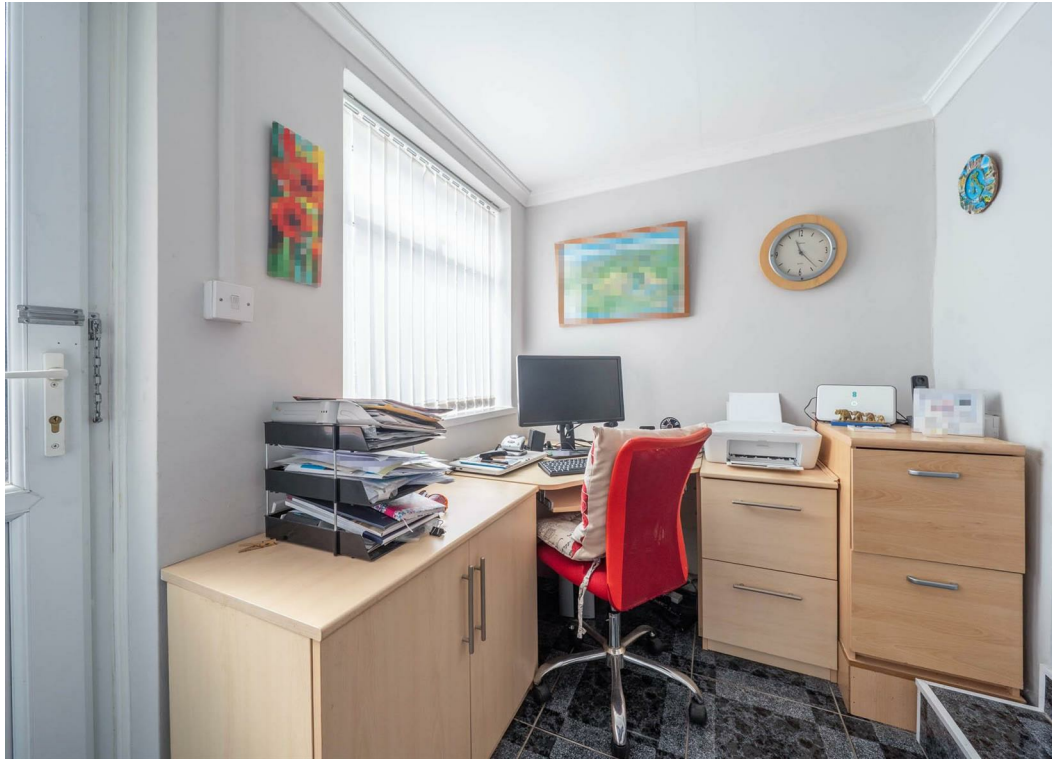
Council Tax Band: D

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



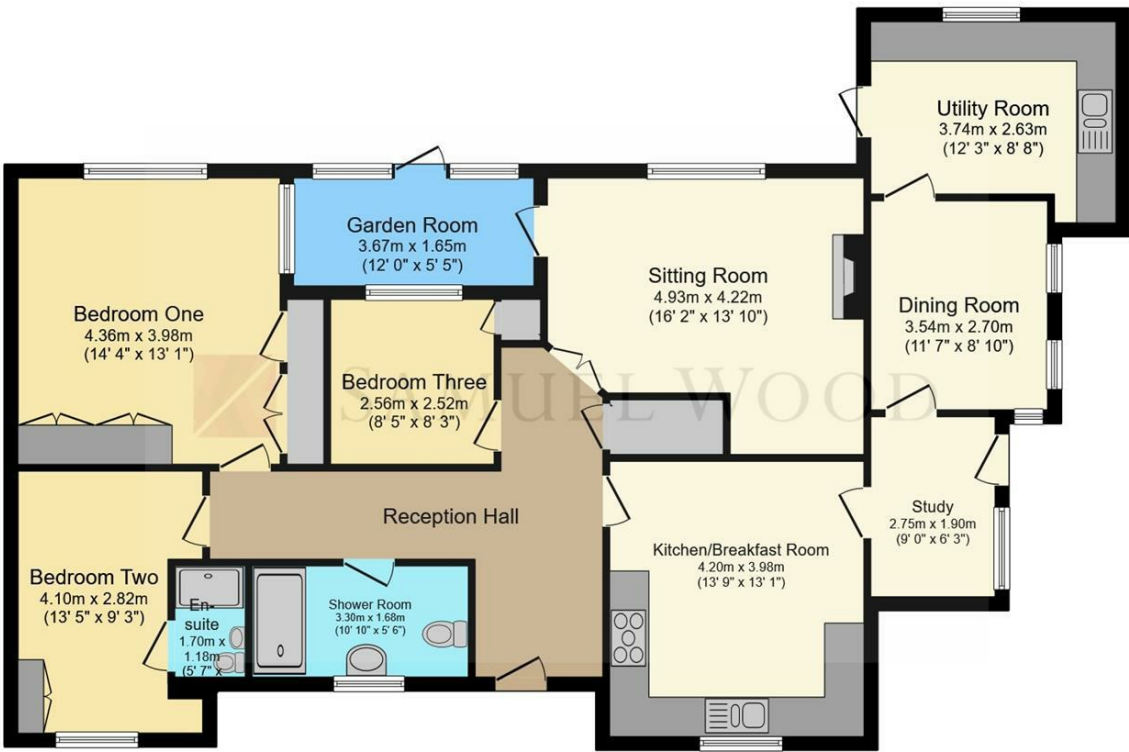
Directions







Floor Plans



Ground Floor

Total floor area: 129.3 sq.m. (1,392 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.