



SAMUEL WOOD

10 Poyner Road, Ludlow, Shropshire, SY8 1QT

£299,000



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This two bedroom detached Bungalow sits in a desirable and mature residential area within easy reach of Ludlow's historic town Centre. The property enjoys driveway parking, Carport, Garage and store whilst there are mature gardens to both front and rear. Accommodation benefiting from gas fired heating and UPVC double glazing briefly includes Entrance Hall, Living Room with wood burner, rear Conservatory, Kitchen, side passage and Utility cupboard, Two Bedrooms and a modern Shower Room. EPC rating C.

- Two bedroom detached bungalow
- Desirable residential area
- Easy walking into town centre
- Carport garage and driveway parking
- Mature Gardens
- Rear conservatory
- UPVC double glazing
- Gas fired heating and wood burner

The property is approached into an Entrance Hallway, Living Room has a feature fireplace with woodburning stove, windows and double doors into a good size Conservatory overlooking the rear garden. Kitchen having a range of matching units and include sink, oven, hob, extractor and fridge-freezer. Window overlooking rear garden. Door into side passage with utility cupboard and door to rear garden

There are two bedrooms both sitting to the front of the property. The main bedroom having an excellent range of fitted wardrobes. There is a modern and good sized Shower Room with a suite in white and a double size shower cubicle.

Outside; Poyner Road is a popular and mature residential area with an easy walk into Ludlow's historic town centre. The property is approached onto a Tarmac driveway providing parking with a gravelled overspill parking area. Half of the driveway is under a carport and this in turn leads to an electrically operated up and over door into the Garage with a store at the bottom. The front garden with the property is laid to lawn with mature shrubs, trees and pond.

The rear garden is landscaped with low maintenance in mind with paved seating areas, garden shed raised borders and some mature trees.

Services: We understand that the property has Mains electricity, water, drainage and gas  
Gas fire heating to radiators. Woodburning stove. Windows are UPVC double glazed. Solar panels are owned by the property and were installed in 2014 and provide reduced electricity costs and an income.

Broadband Speed: Basic 16Mbps, Superfast 66Mbps, Ultrafast 1000Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

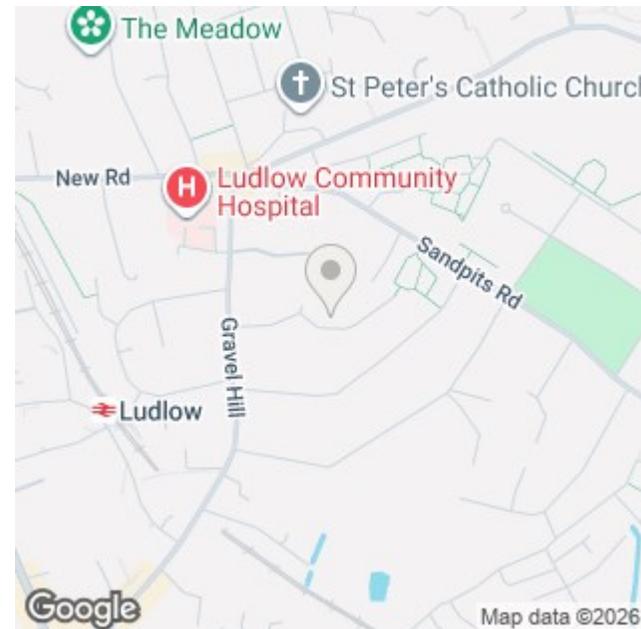
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

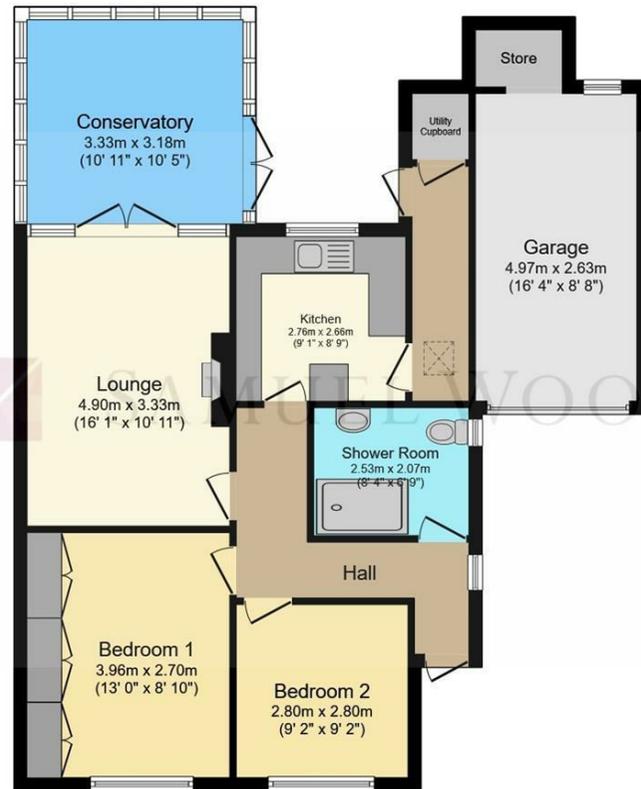
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



**Total floor area: 90.4 sq.m. (973 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

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