



SAMUEL WOOD

3 Church Cottages Julian Road, Ludlow, SY8 1HA
Offers In The Region Of £295,000



3 Church Cottages Julian Road

Ludlow, SY8 1HA



- Two Bedroom End of Terrace House
- Fantastic Location
- South Facing Garden
- Open Plan
- Driveway Parking
- No Onward Chain

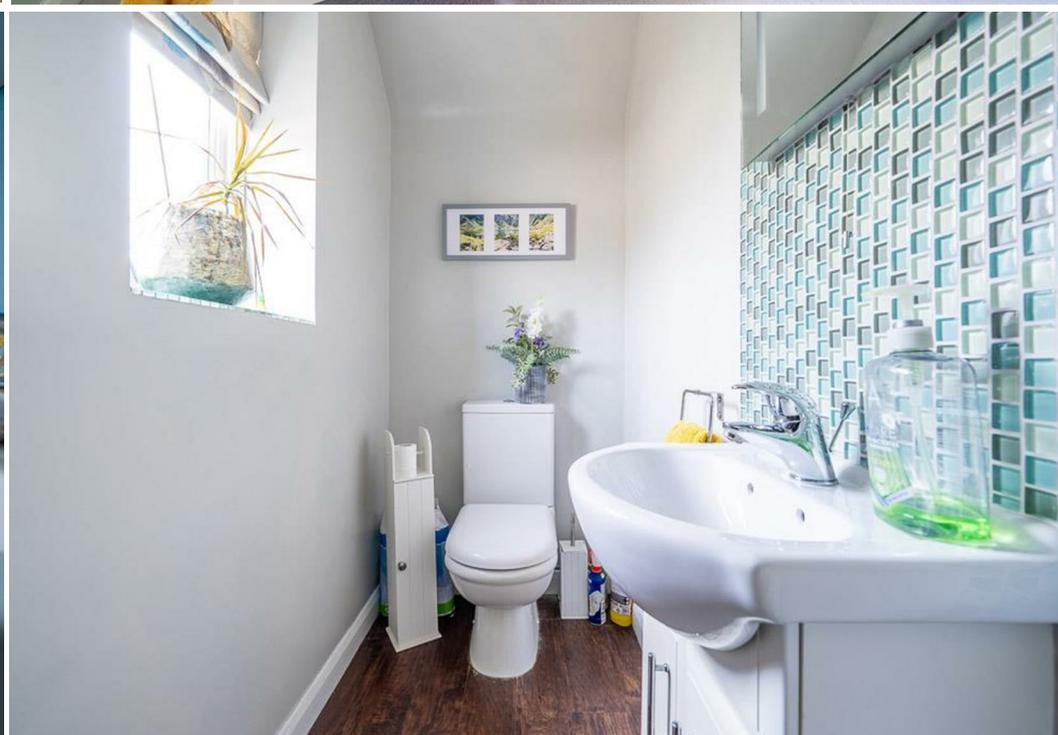
Located on Julian Road in Ludlow, this charming two-bedroom end of terrace house offers a delightful blend of modern living and convenient access to the historic town centre. With its well-appointed interiors and a host of contemporary features, this property is perfect for those seeking comfort and style. Perfect for somebody who is downsizing or looking for a convenient low maintenance property with a range of shops, cafes, pubs, and a mainline railway station just a short stroll away.

Upon entering, you are greeted by a welcoming reception hall that leads to a convenient downstairs WC. The heart of the home is the open-plan kitchen and living area, which is thoughtfully designed the kitchen is equipped with integrated appliances, including a dishwasher and fridge freezer and the living area is a practical size providing a cosy space to relax.

Upstairs, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The modern shower room is a lovely addition, featuring contemporary fittings that enhance the overall appeal of the home. An airing cupboard adds practicality to the upstairs layout along with access into a boarded loft space.

Outside, the property boasts driveway parking, a valuable asset in this desirable location. The south-facing garden is a true highlight, featuring a patio area perfect for al fresco dining, alongside low-maintenance Astro turf that ensures you can enjoy the outdoors without the hassle of extensive upkeep. Additionally, a good-sized storage shed with light and power offers further convenience for your gardening tools or outdoor equipment.







Directions

What3words ///legwork.sling.burden

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

Broadband Speed: 16-1800 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

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.

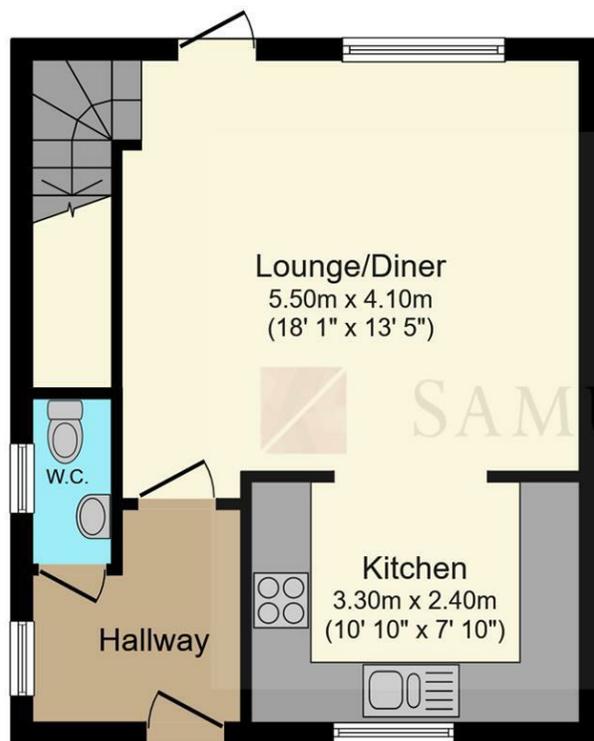
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

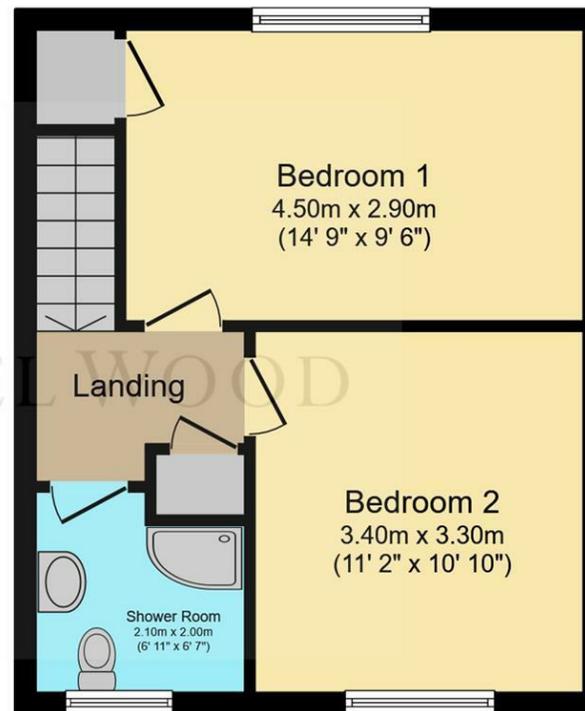
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Ground Floor
Floor area 36.3 sq.m. (391 sq.ft.)



First Floor
Floor area 36.3 sq.m. (391 sq.ft.)

Total floor area: 72.6 sq.m. (781 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk