



SAMUEL WOOD

16 Honey Meadow, Ludlow, Shropshire, SY8 1TG
Offers In The Region Of £200,000



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Situated on the outskirts of the historic market town of Ludlow, this two bedroom semi detached house on Honey Meadow is a well-presented property occupying a fantastic-sized plot, offering excellent potential to extend to the side or rear (subject to the necessary planning consents), while still retaining a generous garden space. Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, downsizers or those looking for a property with lots of potential.

- Large Garden
- 2 Bedrooms
- Modern Kitchen & Shower Room
- Open Plan Living Space
- Driveway Parking
- No Onward Chain

The accommodation comprises a welcoming reception hall leading into an impressive open-plan kitchen/living room, fitted with a modern range of units incorporating integrated oven, gas hob and space for a fridge freezer (which could remain should a buyer require). Sliding doors open through to a conservatory overlooking the rear garden, creating an ideal additional reception or dining space.

To the first floor are two good-sized bedrooms, one benefiting from a fitted wardrobe, together with a stylish modernised shower room.

Externally, the property enjoys driveway parking to the front, while the extensive garden to the side and rear is mainly laid to lawn and includes a garden shed, greenhouse and a range of raised beds, making it perfect for keen gardeners or buyers seeking substantial outdoor space with further potential.

Services

Services: We understand that the property has Gas fired heating, mains electric, water and drainage.

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

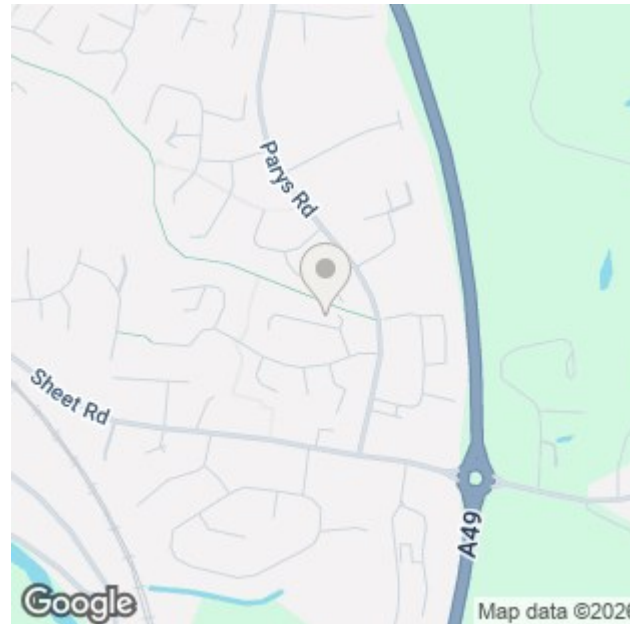
Council Tax Band: B

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



Floor Plans



Total floor area: 65.8 sq.m. (708 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

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