SAMUEL WOOD

51 Julian Road, Ludlow, Shropshire, SY8 1HD

Offers Based On £475,000

# 51 Julian Road

Ludlow, Shropshire, SY8 1HD

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- Five bedroom double fronted Victorian residence
- Numerous features of the period
- Gardens front and rear
- No onward chain
- Three reception rooms
- Highly desirable residential area
- Garage and driveway parking

This attractive and substantial double fronted semi detached Victorian house sits in a desirable street within easy reach of Ludlow town centre. Accommodation extending to over 2000 square feet, has numerous features of the period and includes: three reception rooms, kitchen breakfast room, side conservatory, cloakroom, cellar, first floor landing serving five bedrooms, bathroom and separate WC. Outside, the property enjoys gardens to both front and rear, bricked driveway and garage. No onward the chain.

**Location:**

Julian Road is a popular and attractive street and is a short walk into Ludlow's historic town centre

## Accommodation:

A spacious and beautiful home with lovely high ceilings original cornice, picture rails and character features throughout. To either side of the hallway are a formal dining room and living room respectively both with attractive fireplaces and both with bay windows to front elevation.

There is then a study/snug with double doors to rear garden and a feature fireplace with cupboards to either side. A cloakroom is accessed off the entrance hallway and doored access down to a single room cellar. The kitchen / breakfast room sits on the rear of the property with windows overlooking the garden, has room for table and chairs and is nicely fitted with a modern range of cream coloured units, wood block work surfaces and appliances to include electric hob with extractor, double oven, dishwasher and fridge freezer. Side conservatory with doors to both front and and rear elevations.

Period staircase leads to a half landing and this opens into a large bathroom with separate shower, bath and vanity cupboard all in white. The main landing then has a separate wc and this landing serves five bedrooms with the three prominent bedrooms mirroring the rooms below with these lovely high ceilings, there than two further bedrooms.

## Outside:

The property enjoys an enviable location within a short walk of Ludlow town Centre and is accessed via double gates onto a brick driveway providing parking and up and over door into a detached garage with light and power fitted. The front garden is beautifully maintained and mature with high hedging to front elevation, fencing to side, lawned garden well established borders with shrubs and plants.

The rear garden is enclosed with walling or fencing and has an open aspect. This garden area has been landscaped with low maintenance in mind with flagstone paved seating areas again with well established borders with shrubs and plants.

## Services:

We understand that the property has mains electric, water and drainage. Mains gas with gas fired heating to radiators via a Worcester boiler housed in bedroom four. Period windows, the majority of which are secondary glazed,

Broadband Speed: 16 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: 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

Proceed along Julian Road from the town centre off gravel Hill and number 51 will be found three parts of the way along Julian Road on the left-hand side.

## Floor Plans

Total floor area: 212.3 sq.m. (2,286 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

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