



SAMUEL WOOD

6 Poyner Road, Ludlow, Shropshire, SY8 1QT
Offers In The Region Of £325,000



6 Poyner Road

Ludlow, Shropshire, SY8 1QT



- Fabulous Garden
- Driveway Parking & Garage
- 2 Reception Rooms
- Popular Cul De Sac Location
- 3 Bedrooms
- No Onward Chain

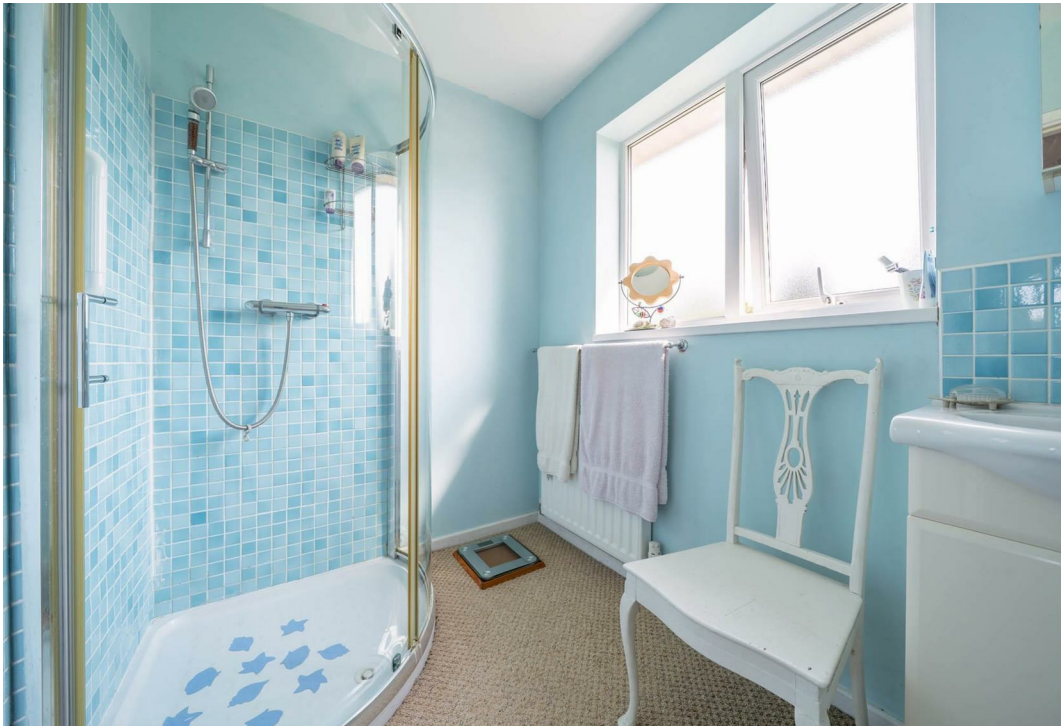
Situated in a highly popular residential cul-de-sac on the outskirts of Ludlow's historic town centre, this attractive three-bedroom semi-detached home offers spacious, well-planned accommodation together with an exceptionally large rear garden – a rare and highly desirable feature for a property in this location. Further benefits include driveway parking, a garage, and the significant advantage of being offered for sale with no onward chain. This is an excellent opportunity to acquire a spacious family home in a popular and convenient location, combining generous accommodation with exceptional outdoor space.

The property is approached via a driveway providing off-road parking and access to the garage. Stepping inside, the welcoming reception hallway leads to a versatile dining room and a comfortable living room, where a single door opens directly onto the patio, creating an ideal space for both everyday living and entertaining. The kitchen is complemented by a practical utility room and a convenient downstairs WC.

On the first floor are three generously proportioned bedrooms, the main benefiting from fitted wardrobes, together with a separate WC and a modern shower room.

A particular highlight of this superb home is the outstanding rear garden. Occupying a substantial plot that is a rare find so close to Ludlow's town centre, the garden is predominantly laid to lawn and features an excellent selection of raised beds, mature shrubs and plants, fruit trees, and a charming summer house. It offers endless opportunities for keen gardeners while also providing a wonderful outdoor space for children to play and families to enjoy.







Directions

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

Broadband Speed: between 16 and 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: C

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.

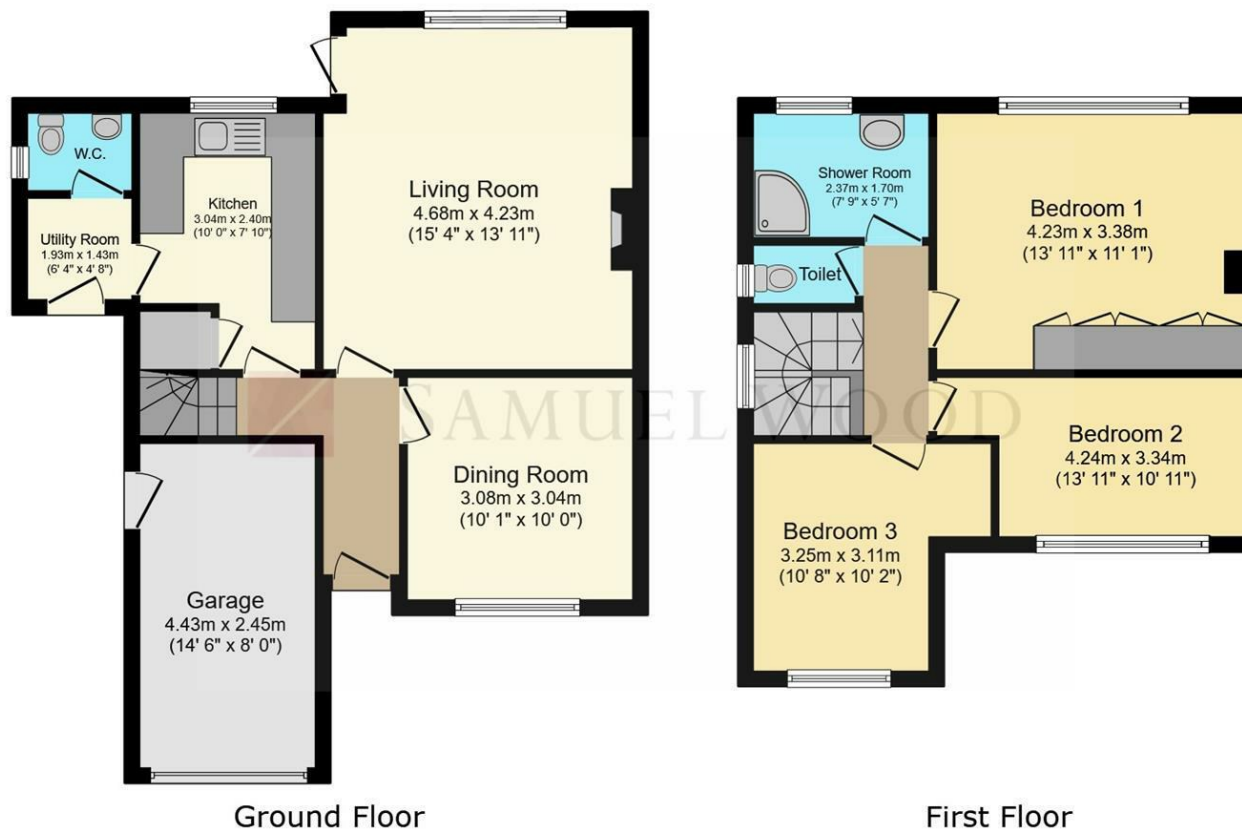
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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







Total floor area: 101.6 sq.m. (1,094 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