

SAMUEL WOOD

44 Wheeler Road, Ludlow, Shropshire, SY8 1JD

Offers Based On £348,000



44 Wheeler Road

Ludlow, Shropshire, SY8 1JD

4 1 2 C

- Four double bedroom house
- Approximately 1700 square feet of accommodation
- Gas heating, wood burner and double glazing
- Driveway parking for four cars
- Large integral garage
- Well maintained and good size garden
- No, onward chain

This four double bedroom and substantially extended house, has accommodation extending to 1700 square feet which is well presented throughout. The property enjoys driveway parking for four cars and a large integral garage, whilst to the rear is a good size garden, landscaped to include paved seating areas, lawn and a summer house to incorporate a bar. An internal inspection of the spacious home is highly recommend.







Location

Wheeler Road is in a popular and mature residential area and around a 15 minute walk into Ludlow's historic town centre.

Accommodation

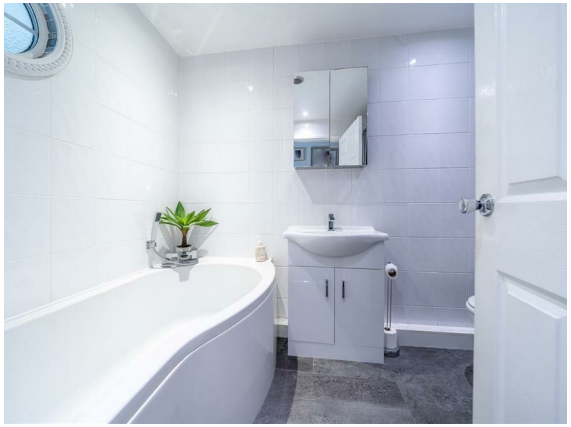
Entrance porch leads into entrance hallway, living room with window to front elevation. Back off the hallway arch way into a magnificent kitchen, dining and family space with a feature woodburning stove, window and double doors overlooking the garden. Kitchen is nicely fitted with a modern range of white fronted units and includes a range cooker and a dishwasher. There is ample room for table and chairs.

Utility room/office has a separate door to rear garden and a cloakroom off and an integral door into the garage.

First floor landing with a fantastic view from its front window over the green and towards the town centre. Accessed off are four good sized double bedrooms and a bathroom with bath and separate spa shower.







Outside

The property is approached onto a tarmacadam frontage, which provides parking for three to four vehicles. There is then a door leading into the integral garage, which is oversized.

The rear garden of the property is an important feature, being a good size and well maintained, with a paved seating area and gravel section nearest the house. Steps lead up onto a lawn garden and a further seating area at the top end of the garden which is on two levels. There is also an extremely useful summer house that incorporates a bar.

Services

Services: The property has gas fired heating to radiators, via a wall mounted boiler in the kitchen. Windows are UPVC double glazed.

Broadband Speed: Between 15 and 1000 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





Directions

Proceed from the centre of town along Gravel Hill turning into St Julian's Avenue, which opens into Livesay Road. At the minor crossroads go straight over and then take the next turning on your right hand side, with the property being here on the left after a short distance.







Floor Plans



Total floor area: 166.0 sq.m. (1,787 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.