



SAMUEL WOOD

1 Hamlet Road, Ludlow, SY8 2NR  
Offers In The Region Of £235,000



Situated in a popular residential area of Ludlow, this property presents a fantastic opportunity for buyers looking to upgrade and put their own stamp on a well-proportioned three-bedroom semi-detached home. With generous living space, a good-sized garden and driveway parking, this property offers excellent potential to create a wonderful family home with amenities close by.

- 3 Bedroom Semi Detached House
- Kitchen & Utility
- Garden & Driveway Parking
- No Onward Chain

Entering the property you are welcomed by a Reception Hall which provides access to the principal ground floor rooms. To the left, there is a spacious Living Room, filled with natural light and offering an ideal setting for relaxing or entertaining. To the right, the kitchen diner, providing ample space for family dining and the opportunity to redesign to suit modern tastes and lifestyles. At the rear the ground floor benefits from a useful storeroom, utility room and a separate WC, adding practicality and convenience to the layout.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable accommodation, along with a shower room serving the first floor.

Externally, the home enjoys a lawned front garden, while the rear garden has been thoughtfully paved for ease of maintenance. A driveway to the side provides off-road parking.

### Services:

Services: We understand that the property has mains electric, mains water and mains drainage. Solar panels on the roof which were installed in 2015 on the government feed in tariff scheme. Currently no central heating at the property.

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

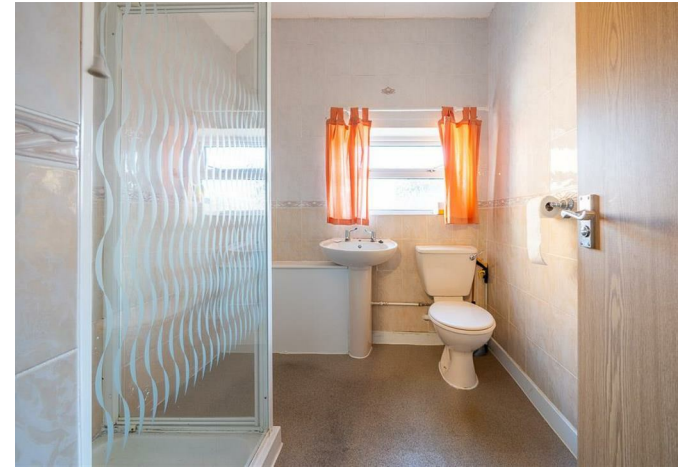
Should a sale be agreed, please note that under the Money

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.

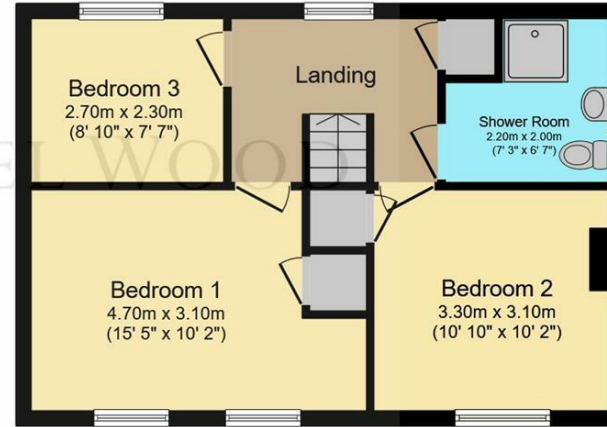
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Ground Floor**  
Floor area 51.8 sq.m. (558 sq.ft.)



**First Floor**  
Floor area 44.5 sq.m. (479 sq.ft.)

**Total floor area: 96.4 sq.m. (1,037 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](http://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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