SAMUEL WOOD

2 Steventon Gardens, Ludlow, SY8 1LF

Offers In The Region Of £319,950

2 Steventon Gardens

Ludlow, SY8 1LF

4 2 1 E

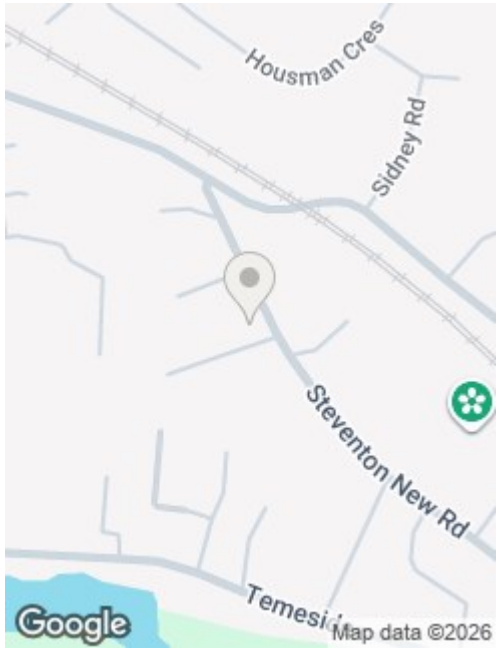
- New Kitchen & Shower Room
- Cul De Sac Location
- 4 Bedrooms
- Gas Heating & Double Glazing
- Garden & Driveway Parking
- Modernised Home

Tucked away in a popular cul-de-sac close to Ludlow's historic town centre, this four-bedroom detached dormer bungalow, thoughtfully modernised to offer stylish and versatile living. An attractive home that has undergone a comprehensive programme of improvements, including a high quality refitted kitchen and contemporary shower room. This property is perfect for retirees or a family with a range of amenities close by. Viewing is highly recommended so that you can appreciate the homes key features along with its quiet cul de sac location.

The accommodation is both generous and flexible, a welcoming reception hall leads through to a superb kitchen recently refitted, with an opening leading to dining room with open plan into the living space perfect for both everyday living and entertaining with double opening doors into the rear garden. The ground floor also offers two well-proportioned bedrooms, one of which could easily serve as a home office or study, complemented by a sleek and modern shower room.

Upstairs, the property continues to impress with two spacious double bedrooms and a further stylish shower room, creating an ideal arrangement for family living or visiting guests.

Externally, the property enjoys neatly maintained gardens to both the front and rear. Predominantly laid to lawn, the gardens are enclosed by wall boundaries and enhanced by a variety of mature shrubs and bushes, offering a high degree of privacy. A driveway provides ample off-road parking.



Directions

what3words ///jugs.petition.raven

We understand that the property has Mains electric, water and drainage and gas central heating.

Broadband Speed: Mbps - Basic 17 Mbps, Superfast 58 Mbps, Ultrafast 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

Floor Plans

Ground Floor

Floor area 71.3 sq.m. (768 sq.ft.)

First Floor

Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 100.3 sq.m. (1,080 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

www.samuelwood.co.uk