



SAMUEL WOOD

| Bridgeside St. Marys Lane, Ludlow, SY8 1DZ  
Offers In The Region Of £299,950



 2  2  1  B

Tucked away in a very convenient location, this beautifully presented two-bedroom semi-detached home is in wonderful order, built around 2019 it offers modern accommodation with a lovely garden and parking space along with a wide range of amenities on your doorstep. Ludlow its self widely regarded as one of Shropshire's finest market towns, famed for its striking medieval architecture, vibrant food scene, and welcoming community atmosphere. The town also benefits from excellent transport links, well-regarded schools, and a wealth of scenic walks along the River Teme and surrounding countryside.

- Edge of Town Centre Location
- 2 Double Bedrooms
- Ensuite & House Bathroom
- Garden & Parking
- Gas Heating & UPVC Double Glazing
- Modern Home

The front door opens into a welcoming reception hallway with a convenient ground floor WC. An inner door then leads into a stylish open-plan kitchen and living area. The kitchen is well-appointed with integrated appliances including a fridge freezer, washing machine, and dishwasher, complemented by a charming breakfast bar perfect for casual dining or entertaining. The living space is flooded with natural light, enhanced by two sets of double opening doors into the garden.

Upstairs, the property continues to impress with two generous double bedrooms. The principal bedroom benefits from its own ensuite shower room, while the second bedroom is served by a modern family bathroom complete with a shower over the bath.

Externally, the home enjoys gardens to the front, side, and rear. To the side, a well-maintained lawn is bordered by raised beds filled with mature shrubs and plants, creating a peaceful and private outdoor space. The rear garden provides a seating area ideal for relaxing or entertaining with gated access leading directly to the designated parking space.

### Services:

We understand that the property has mains electric, water and drainage. Gas fired heating, underfloor on ground floor, radiators on first floor.

Broadband Speed: 16 - 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

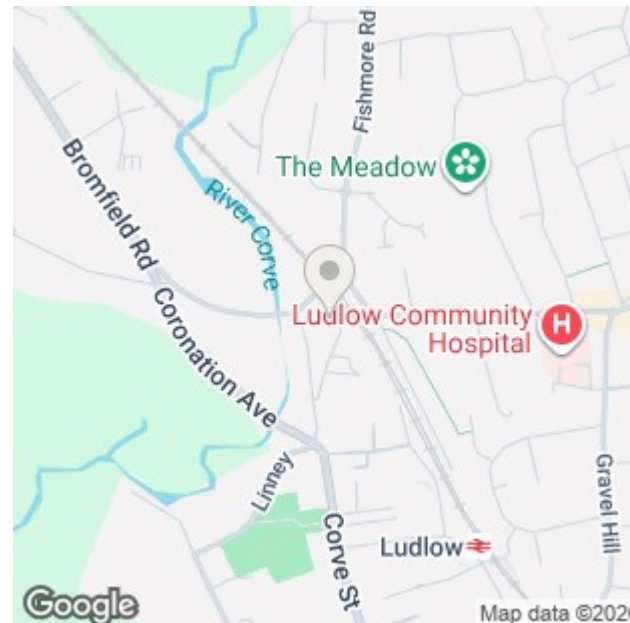
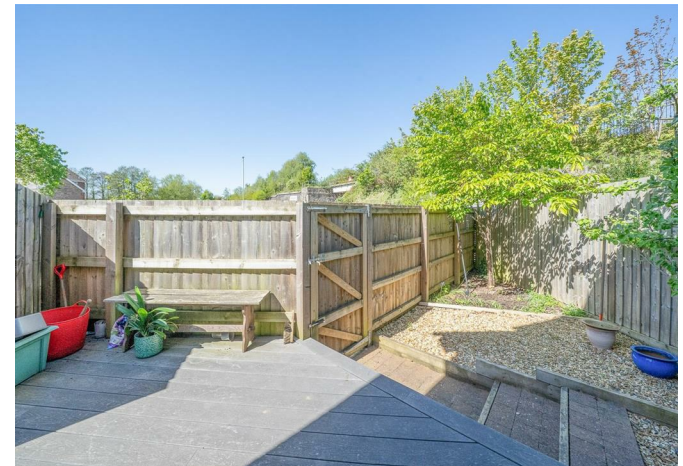
Should a sale be agreed, please note that under the Money

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.

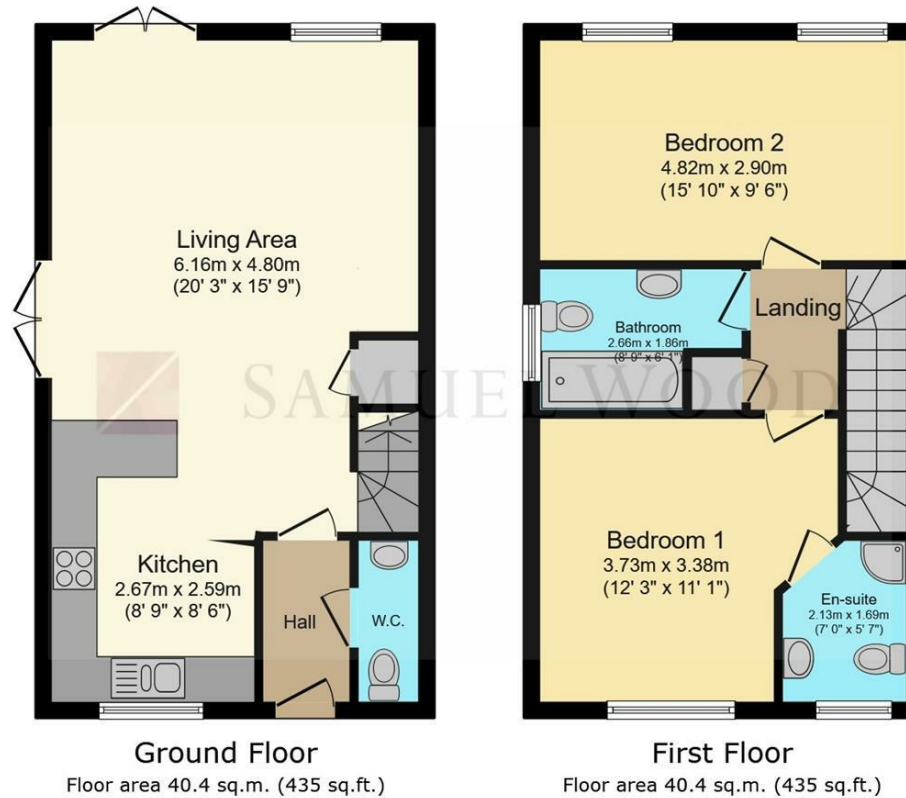
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



**Total floor area: 80.7 sq.m. (869 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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