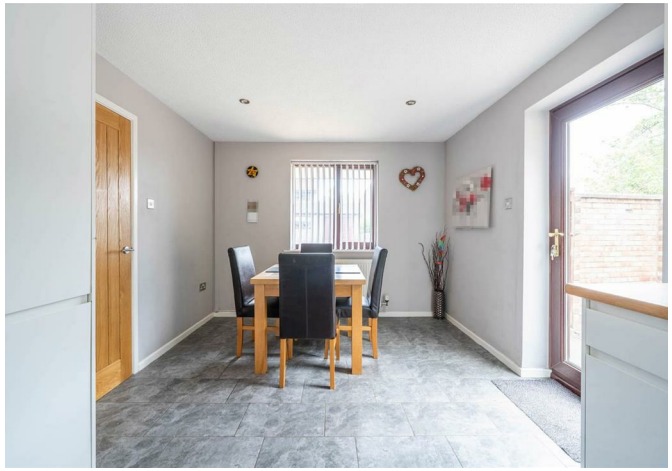
SAMUEL WOOD

15 Stanton Road, Ludlow, Shropshire, SY8 2LR

Offers Based On £315,000



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This well presented three bedroomed detached house, sits in a popular residential area and enjoys good sized gardens to both front, side and rear, along with driveway parking and garage. Accommodation benefiting from gas fired heating and UPVC double glazing, is well presented, and the property is worthy of internal inspection.

- Three bedroom detached house
- Mature residential area
- Good sized garden
- Driveway parking and garage
- Modern kitchen and bathroom
- Gas heating and UPVC double glazing

Location:
Stanton Road is a well respected residential area, sitting on the outskirts of the town, but equally is around a 15/20 minute walk into the town centre.

Accommodation
The roperty is approached into an L-shaped entrance hall, with under stairs storage and cloakroom, having a white suite of WC and wash hand basin and housing the Worcester gas fired boiler. The sitting room has dual aspect with window to frontage and door to rear garden, whilst there is a good sized and modern kitchen / diner, having ample room for table and chairs and a modern range of matching gloss units, incorporating a cooker, washing machine and fridge freezer.

A staircase rises to the first floor landing with window overlooking garden, this serves three bedrooms, two of which are doubles and a modern bathroom.

Outside:
The property is approached onto a tarmacadam driveway, which provides parking with further gravel area to side. There is a garage with door and window backing onto rear garden. The front garden is open plan, whilst to the rear there is a good sized and enclosed garden to both sides of the house, a paved seating area, lawned garden with mature hedging and fencing that aids privacy.

Agents Note:
Please note, the A49 sits at the rear , however there is a coppice of trees between that and the garden.

Services:
We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators. Windows are upvc double glazed.

Broadband Speed: 15 to 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

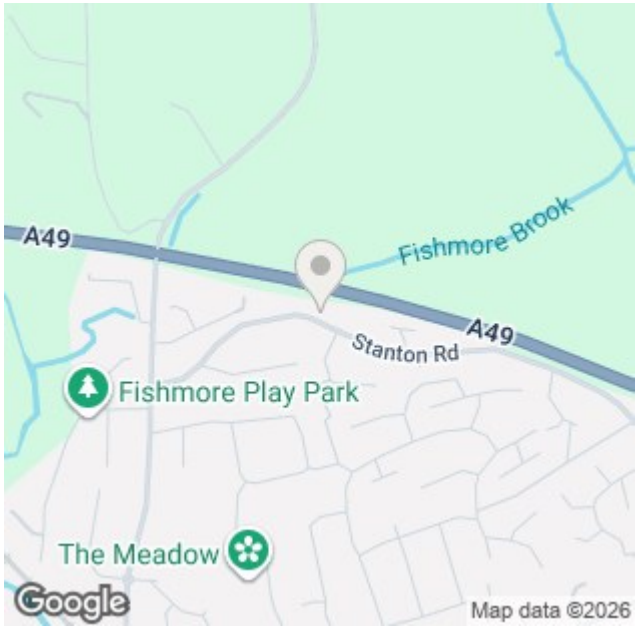
Council Tax Band: D

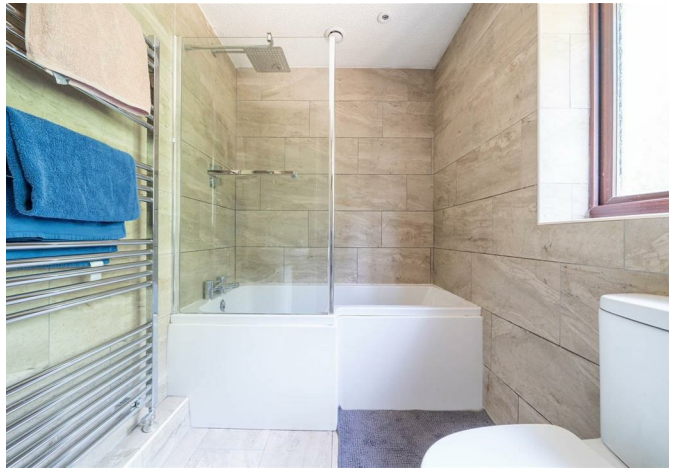
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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.

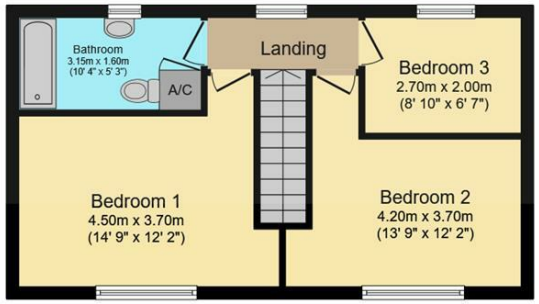
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans

Ground Floor



First Floor

Total floor area: 93.8 sq.m. (1,010 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.