



SAMUEL WOOD

Bag End Hope Bagot Lane, Knowbury, Ludlow, Shropshire, SY8 3LF

Offers In The Region Of £300,000



Located in the village of Knowbury, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for those seeking a peaceful village lifestyle surrounded by the rolling countryside of South Shropshire, an area renowned for its natural beauty and outdoor pursuits. The nearby market town of Ludlow offers an excellent range of independent shops, cafés, restaurants, supermarkets, healthcare facilities, and well-regarded schools, together with a rich cultural and historical heritage. This delightful property will particularly appeal to purchasers looking for a village home in a quiet location whilst remaining within easy reach of Ludlow's excellent amenities and transport links.

- 3 Bedroom Semi Detached House
- Large Open Plan Reception Room
- Modern Kitchen
- Driveway Parking
- Ideal Family or Early Retiree Home
- Popular Village Location

The accommodation is approached via a welcoming reception hallway with a convenient WC cloakroom. The heart of the home is the generously proportioned open-plan living room, which incorporates a cosy snug area, creating a wonderful space for both relaxing and entertaining. To the rear, a conservatory enjoys pleasant views over the garden and provides additional living space throughout the year. The modern fitted kitchen is well-appointed with a range of units and work surfaces, complemented by a practical utility room.

On the first floor, there are three well-proportioned bedrooms served by a family bathroom featuring both a bath and separate shower enclosure, offering flexibility for modern family living.

Externally, the property benefits from driveway parking for two vehicles to the front. Gated side access leads to the enclosed rear garden, which features a small patio area ideal for outdoor dining and a good-sized lawn, providing ample space for children, pets, or keen gardeners to enjoy.

We understand that the property has mains electric, water and drainage. LPG Gas fired heating the tank is shared with next door and each property is metered.

Broadband Speed: 163- 80 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.

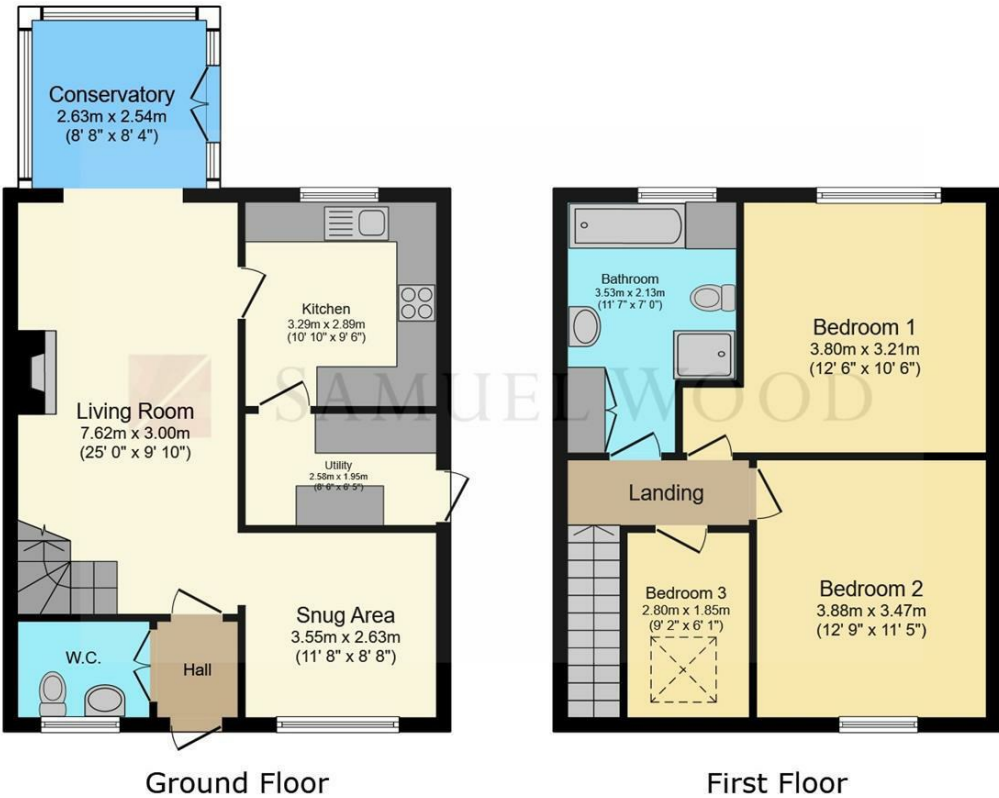
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



Total floor area: 105.5 sq.m. (1,136 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.