

SAMUEL WOOD

95 Sandpits Avenue, Ludlow, Shropshire, SY8 1SY

Offers In The Region Of £195,000



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Ludlow, Shropshire, SY8 1SY

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- 3 Bedroom Semi Detached House
- Modern Kitchen & Shower Room
- Shed & Workshop
- Beautifully Presented
- Gas Heating, UPVC Double Glazing & Wood Burner
- Landscaped Garden & Parking



A superbly presented and extensively modernised three-bedroom end-of-terrace home, offers well-proportioned accommodation and finished to an excellent standard throughout. Boasting a contemporary kitchen and shower room, gas-fired central heating, landscaped rear garden and driveway parking. The property is further enhanced by recent modernisation and improvement works to surrounding properties on the estate, adding to the overall appeal and aesthetics of the area. An ideal purchase for first-time buyers, investors or those looking to downsize. Viewing is highly recommended to appreciate everything this property has to offer.



The accommodation begins with a welcoming reception hallway, providing access to the principal ground floor rooms. To the right-hand side is a particularly attractive modern shower room, fitted with a generous walk-in shower, large wash hand basin and WC. The sitting room is a good sized and comfortable reception space, featuring an attractive fireplace with a fitted wood-burning stove. To the rear of the property is the impressive kitchen/diner, fitted with a modern range of units comprising base cupboards, wall-mounted cupboards and drawers, together with an integrated hob, oven and extractor fan. There is also a one-and-a-half-bowl sink unit with drainer and ample space for a good-sized dining table and chairs, making this a practical and sociable space for everyday living and entertaining. A door provides direct access to the rear garden.

The first floor offers three well-proportioned bedrooms. Two are comfortable doubles, both benefiting from fitted wardrobes, while the third bedroom is currently arranged as a home office, offering excellent flexibility for those working from home or requiring additional accommodation.

Externally, the property benefits from driveway parking, with a pathway running alongside the side of the house and providing access to the rear garden. The rear garden has been thoughtfully landscaped to create an attractive and versatile outdoor space. Immediately adjoining the rear of the property is a flagstone-paved patio area, which is covered and provides an ideal sheltered seating space. A pathway continues to the end of the garden to a further patio area, perfectly suited to outdoor dining and summer entertaining. The remainder of the garden is predominantly laid to lawn.
There is also a secure workshop and a separate storage shed, with the workshop having the advantage of both light and power, making it ideal for hobbies and excellent storage facilities



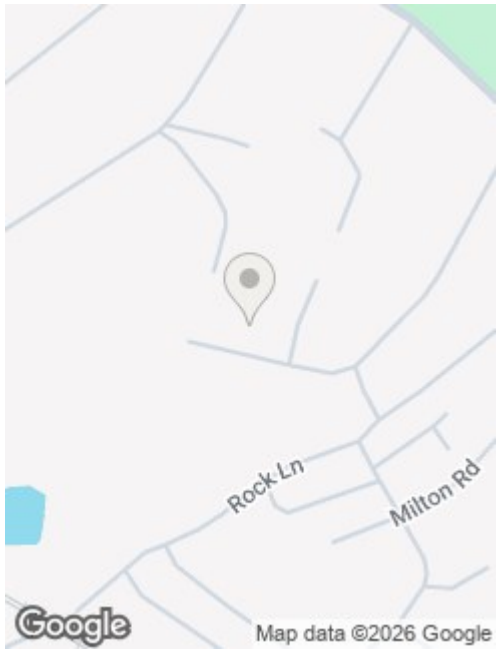












Directions

///mocking.vans.helm

Agents Note: As it is common with terrace properties, there is a right way at the rear for a neighbouring property to access their garden to take bins etc out.

We understand that the property has mains electric, water and drainage. Mains gas with gas fired heating to radiators.

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. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Total floor area: 83.0 sq.m. (893 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.