



SAMUEL WOOD

3 Lower Broad Street, Ludlow, Shropshire, SY8 1PQ

Asking Price £550,000



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Ludlow, Shropshire, SY8 1PQ



- A wonderful three bedroom home
- One of Ludlow's finest streets
- Three bedrooms, two shower rooms
- Exquisite interiors
- Good-sized and well-stocked garden
- Delightful garden studio

This delightful, three bedroom Townhouse has an exquisite interior, blending modern creature comforts with quality fitments and oodles of character features. It is located in arguably one of Ludlow's most prominent and popular streets in the town centre. The rear garden with the property is full of colour, maturity and practicality with an excellent studio for home working or a hobby space. A gem of a property not to be missed.



Location:

Lower Broad Street is a highly desirable residential location just off the town centre and is just a short walk into the Town Square with all of the excellent facilities on your doorstep.

Accommodation:

A stained-glass front door opens into Entrance Hallway having oak architraves and skirting boards and a flagstone floor. Cloakroom off with a suite in white of WC and wash hand basin. Formerly two reception rooms but now in one, this lovely light and airy ground floor space has double doors out to the rear garden and sash window with shutters to the front. There is a feature fireplace with exposed brickwork and a Clearview wood-burning stove and to either side some useful cupboards and shelves. The Dining area also has a feature fireplace (non-functional) with storage to either side and the whole room has oak flooring. An archway then leads through into the well-appointed Kitchen with its bespoke units to incorporate base cupboards, wall cupboards, heat resistant work surfaces and splashbacks. There are integrated appliances that include an oven, hob, extractor fan, space for washing machine, dishwasher and space for fridge freezer. There are windows overlooking the garden and a further roof window.



An attractive staircase with oak features and glass work leads to the First Floor Landing which serves two Double Bedrooms. The main Bedroom sits at the front of the house with a window overlooking Lower Broad Street having exposed floorboards and a feature fireplace. The En-suite Shower Room is fitted with a Heritage suite in white of WC, pedestal wash handbasin and shower cubicle with multi-head shower fitted. Bedroom two has fitted wardrobes and extensive bookshelves and has a lovely view down the garden together with exposed floorboards and feature fireplace. The house Shower Room has a window overlooking the garden with a view towards Clee Hill, and has been re-modelled to incorporate a double width shower cubicle with multi-head shower fitted, WC and wash hand basin set into a large vanity cupboard.

The Second Floor Landing has a useful storage cupboard and opens through into Bedroom three with vaulted ceiling, two roof windows to rear elevation with this lovely view of Clee Hill in the distance and useful under eaves storage through oak fronted doors and a feature Brick chimney breast.

Outside:

The property fronts directly onto Lower Broad Street. To the rear and directly nearest the house is a paved seating area. As is common with older terraced properties there is a right of access across the terrace and from this access to the largest area of garden can be found. This has a wealth of colour and maturity and has lawned garden with stepping stone pathways. At the top of the garden is a useful Studio which has a living roof and has lighting and power fitted, double glazing and electric heating. Also found on this top section of the garden is a useful garden shed and an ornamental pond.

Services:

Services: We understand that the property has mains electric, water, drainage and gas. Gas fired heating is via a Worcester wall mounted boiler in the kitchen. The ground floor has underfloor heating, with gas fired radiators on the first and second floors.

Broadband Speed: 17 - 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



Directions

From Broad Street, proceed under the Broad Gate and the property will then be found on the left hand side







Floor Plans



Total floor area: 107.0 sq.m. (1,151 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.