

SAMUEL WOOD

2 Friars Field, Weeping Cross Lane, Ludlow, Shropshire, SY8 1JJ

Offers In The Region Of £179,950









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This charming and spacious two-bedroom end-of-terrace house, is ideally situated just off Ludlow town centre. The well-appointed home features gas heating and offers a comfortable layout, including a welcoming living room, kitchen diner, and two generous double bedrooms, complemented by a well-equipped bathroom. Outside, the property boasts the added convenience of two dedicated parking spaces, along with a private rear garden that includes a practical storage shed. This delightful home combines comfort and convenience, making it perfect for those seeking a peaceful retreat close to all local amenities. EPC rating C

- Unexpectedly Back On The Market
- 2 Double Bedrooms
- Gas Heating & UPVC Double Glazing
- Driveway Parking
- No Onward Chain

Front door opens into

Reception Hall
With hanging hooks and seat fitted

Living Room
Having door into good sized understairs storage cupboard, 2 wall mounted radiators, electric fire and window to frontage.

Kitchen / Dining Room
Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is a five ring gas hob with extractor positioned above and oven below. Single bowl sink and drainer unit, planned space for washing machine, tumble dryer and fridge freezer. In here is also the gas fired boiler, wall mounted radiator and window to rear elevation and door opening to the rear garden.

Bedroom 1
Having door into the airing cupboard with hot water cylinder and shelving fitted, wall mounted radiator and window to frontage.

Bathroom
Having wc, pedestal wash hand basin and bath, electric shower over and glass shower screen fitted. Wall mounted radiator and window to side elevation.

Bedroom 2
Having wall mounted radiator and window to rear elevation.

Outside
At the front of the property there is a tarmac driveway with parking for 2 cars, side access then leads to the rear garden which has been gravelled for ease of maintenance, with a pergola seating area and storage shed with light and power fitted.

Services
Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators. Broadband speeds are Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Flood Risk -Very Low.

Local Authority
Shropshire Council
Council Tax Band B

Tenure
The property is freehold

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals
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.









Floor Plans



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