

SAMUEL WOOD

3, Dodmore Lane, Ludlow, Shropshire, SY8 2NN

Offers In The Region Of £175,000









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A charming and characterful two-bedroom terraced home with a beautifully landscaped rear garden, conveniently situated within easy reach of Ludlow's excellent range of amenities. The property offers an appealing home for first-time buyers, downsizers or those seeking a conveniently located property in this historic market town.

- Beautifully Presented 2 Bedroom Home
- Wonderful Landscaped Garden
- Convenient Location
- Gas Heating & UPVC Double Glazing

The accommodation is thoughtfully arranged and begins with a welcoming living room, featuring an attractive exposed brick fireplace with a planned space for a wood-burning stove, creating a natural focal point and offering the potential for a cosy and inviting living space. Leading through from the living room is the recently fitted kitchen, which is equipped with a range of matching wall and base units, drawers and an integrated hob and oven with extractor hood above. There is also space for a small dining table and chairs, making this a practical and sociable area for everyday living. A door leads through to a rear hallway, which provides access to a useful pantry cupboard and the bathroom. The bathroom is fitted with a white suite comprising a bath with shower over.

To the first floor, there are two well-proportioned double bedrooms. The principal bedroom benefits from a fitted wardrobe and an attractive feature brick fireplace, echoing the characterful detailing found within the living room and adding to the home's overall appeal.

Externally, the property enjoys a particularly lovely landscaped rear garden, providing an attractive outdoor space to relax and entertain. A patio sits immediately to the rear of the house, leading onto a small lawn, a selection of raised beds and a gravel pathway extending down the garden. At the far end, a useful brick-built storage shed provides valuable additional storage.

Services:

Agents Note: As it is common with older terrace properties there is a right of way at the rear for two neighbouring properties to access their gardens.

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

Broadband Speed: 80 - 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: A

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.

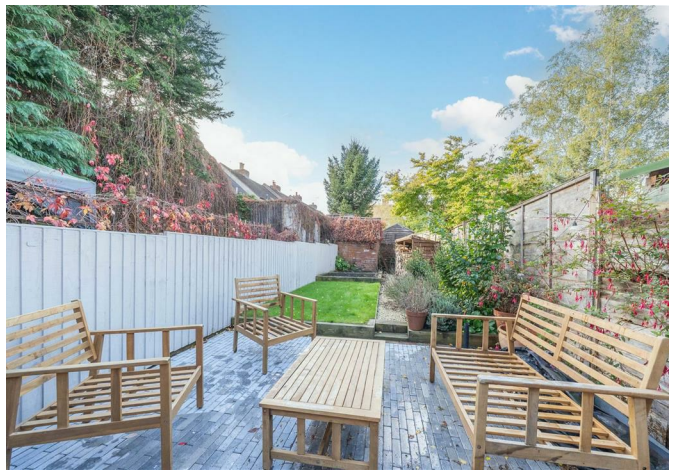
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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

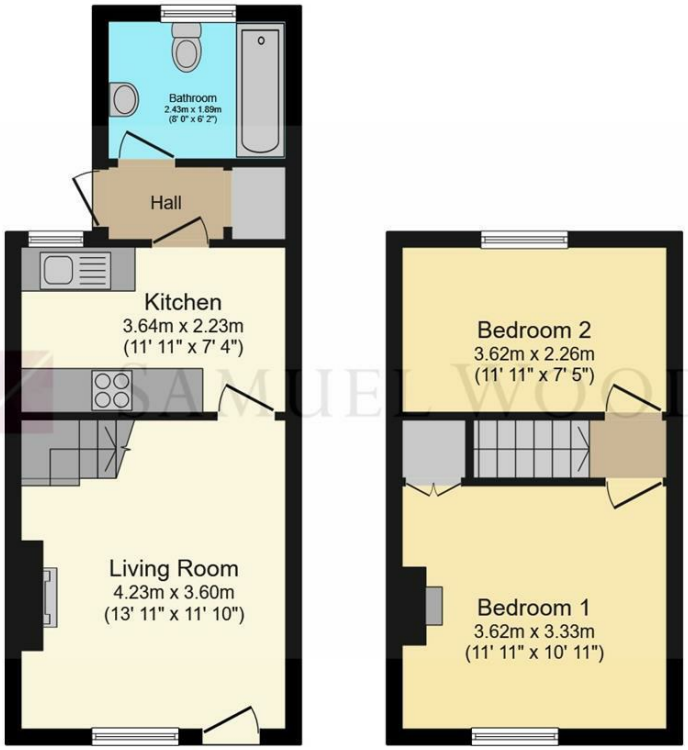








Floor Plans



Total floor area: 55.2 sq.m. (594 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

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