



SAMUEL WOOD

3 Ledwyche Court, The Sheet, Ludlow, Shropshire, SY8 4NB

Offers In The Region Of £382,500



3 Ledwyche Court

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- 3/4 Bedroom Semi Rural Barn Conversion
- Upgraded Windows
- Garage & Driveway Parking
- Lovely Views
- 2 Reception Rooms
- Adaptable Accomodation
- Front & Rear Gardens

Nestled in the quiet cul-de-sac of Ledwyche Court, on the outskirts of Ludlow, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and the potential for a fourth, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception hallway that leads to a dual-aspect living room, providing ample natural light and a welcoming atmosphere and a dining room that could serve as an office for a home worker showcasing the versatility of this home. The kitchen diner is thoughtfully designed, accommodating a table and chairs, making it an ideal space for family meals or entertaining guests. A utility room at the rear adds practicality, while a convenient WC is also located on this level. The rear door opens directly into the lovely garden, enhancing the connection between indoor and outdoor living.

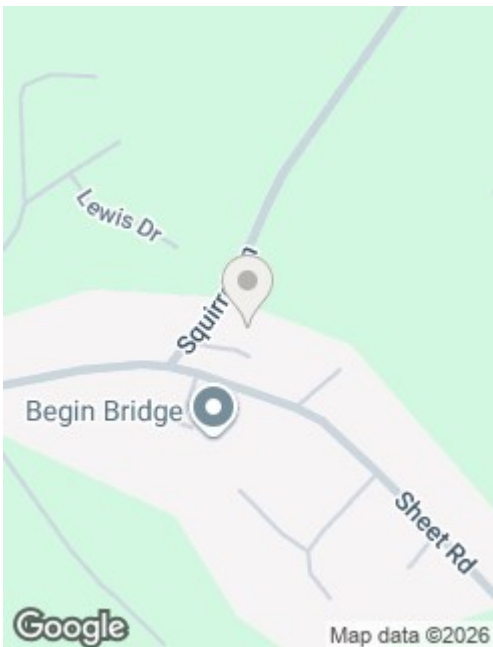
Upstairs, the main bedroom features an ensuite bathroom, providing a private retreat. Adjacent to this is the optional fourth bedroom, which could easily be transformed into a dressing room or nursery again, providing the potential buyer with plenty of options. Two additional double bedrooms and a family bathroom complete the upper floor, along with a large airing cupboard for added storage.

Outside, the property boasts parking for two vehicles, including a single garage. The front garden is laid to lawn, while an archway leads to the rear garden, which features a delightful decking area and expansive lawn, all framed by lovely countryside views.

This home has recently benefited from upgraded windows and a modern combi boiler, ensuring comfort and efficiency. With its peaceful location and generous living space, this property is a wonderful opportunity for those looking to settle in a quiet spot on the edge of the charming historic town of Ludlow.







Directions

what3words [///basic.eventful.outlooks](https://www.what3words.com/#!/basic.eventful.outlooks)

Services: We understand that the property has gas fired central heating, mains electric, water and mains drainage.

Broadband Speed: Basic 12 Mbps, Superfast 70 Mbps, Ultrafast 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: D

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.

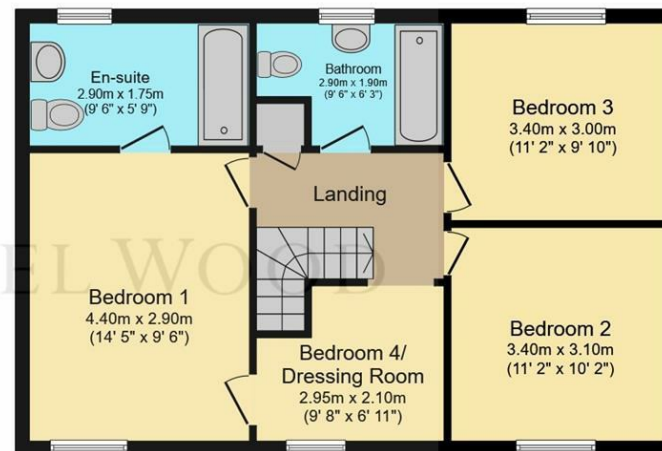
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Ground Floor
Floor area 60.3 sq.m. (649 sq.ft.)



First Floor
Floor area 63.5 sq.m. (684 sq.ft.)

Total floor area: 123.8 sq.m. (1,333 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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