



SAMUEL WOOD

20 Downton View, Ludlow, Shropshire, SY8 1JF

Offers Based On £325,000



20 Downton View

Ludlow, Shropshire, SY8 1JF



- Spacious four bedroom detached house
- Well presented and modern interiors
- Driveway parking and garage
- Popular residential area
- Gas heating, double glazing and solar panels
- Landscaped gardens to front and rear

This well presented and spacious four bedroom detached house sits in a mature and well respected residential cul-de-sac having the benefit of driveway parking, garage and landscaped gardens to both front and rear. Accommodation benefiting from gas fired heating, solar panels and UPVC double glazing includes: Porch, cloakroom, entrance hall, living room with oak floor and wood burner, kitchen with handmade units, dining room and utility. First floor landing with four good sized bedrooms, three of which have fitted wardrobes, the main bedroom having a balcony and en-suite shower together with a house bathroom.



Location:

Downton view is a well respected residential area sitting on the outskirts of the town.

Accommodation

The property is approached into an entrance porch with a cloakroom having a suite in white. The entrance hallway has an under stairs storage cupboard. The sitting room has an oak engineered floor, large window to frontage and a feature fireplace with woodburning stove.

The kitchen overlooks the rear garden and has a range of handmade units painted in grey and includes a range cooker. This then opens into a separate dining room also with an oak floor and double doors out onto the rear garden. The final room on the ground floor is a utility room which houses the gas fired boiler.

The first floor landing serves four good sized bedrooms, three of which having fitted wardrobes, the main bedroom having a feature balcony overlooking the rear garden and an ensuite shower room. There is then a house bathroom which has a bath and a separate shower cubicle.



Outside:

The property is approached onto a tarmac driveway which provides parking. An up and over door leads into the garage, whilst mature gardens sit to both front and rear elevations. The front garden is gravelled for ease of maintenance with shrubs and plants. The rear garden has been done very much with low maintenance in mind and this includes numerous seating areas, decking, sleeper edged borders with gravel, shrubs and plants.

Services:

Services: We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators and wood burning stove. Solar panels which provide lower energy costs and an income.

Broadband Speed: 14 - 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



Directions

From Ludlow town centre proceed along Gravel Hill turning right into St Julian's Avenue to the crossroads, go straight over and follow this road going round a 90° bend to your right into Clee View and then first left which will lead into Downton View. Take the second turn on the right and the property is the second house on the right hand side.







Floor Plans



Ground Floor

First Floor

Total floor area: 140.3 sq.m. (1,510 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.