

SAMUEL WOOD

1, Old School Henley Road, Ludlow, Shropshire, SY8 1RA

Offers Based On £269,995



1, Old School Henley Road

Ludlow, Shropshire, SY8 1RA

3 1 2 D

- Former school house
- Numerous period features
- Gas heating and UPVC double glazing
- Driveway parking for two cars
- Three bedrooms, two reception rooms
- Modern kitchen and bathroom
- Two wood burners
- Enclosed garden with store/workshop

This three bedroom former school house has wonderful features of the period to include quarry tiled floor, attractive fireplaces and high ceilings but equally modern creature comforts to include: upgraded kitchens, bathrooms and two wood burners and is located within an easy reach of Ludlow's historic town centre and enjoying level gardens, off-road parking for two cars and a useful store/workshop. No onward chain.



Location:

The property sits at the start of Henley Road within an easy walk into Ludlow's historic town centre but equally there are a range of local amenities to include One Stop Shop with Post Office, Café, Chinese takeaway and hairdressers/beautician within a two minute walk.











Accommodation:

The property is approached into an impressive entrance hall with high ceilings and attractive patterned quarry tiled floor, useful under stairs storage cupboard and a Cloakroom with a suite in white of WC and wash hand basin.

There is a cosy living room with wood effect flooring, two windows to frontage and a feature fireplace with flagstone hearth, herringbone brickwork and woodburning stove.

The dining room which is open plan into the kitchen has tiled floor and again a feature fireplace with brick features and woodburning stove, useful cupboards to the side of the chimney breast and window to rear garden. The modern kitchen has a comprehensive range of matching and modern units with a range cooker, integrated dishwasher, washing machine and a free standing fridge freezer which are all included in the sale. This is a lovely light space with three windows, door to rear elevation and a roof window.

The first floor landing feeds three good sized bedrooms all with lovely high ceilings, two of these bedrooms are doubles, the main bedroom sits to the frontage with a lovely view of the Church and across one wall an excellent range of fitted wardrobes together with a pretty fireplace. The second bedroom has fitted storage and cast iron fireplace. There is a well appointed bathroom having a suite in white of WC, pedestal wash hand basin and panelled P- bath with multi head shower over.

Outside:

The property is approached onto a part brick and part gravelled frontage providing parking for two cars. Off here a door opens into a useful store/workshop adjoining the house. The rear garden is fully enclosed by walling and high board fencing aiding privacy, with a paved seating area, gravelled sections and concrete section which makes this a very low maintenance garden.

Services:

We understand that the property has gas fired heating, mains electric, mains gas, mains water and mains drainage. Two wood burners. UPVC double glazing

Broadband Speed: 15 - 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

Approaching from Ludlow town Centre, proceed along Gravel Hill to the mini roundabout, turn right and go along Henley Road, The old school will be seen on the right hand side and number one is the last property in the old school building as indicated by the agents for sale sign







Floor Plans



Ground Floor
Floor area 57.8 sq.m. (623 sq.ft.)

First Floor
Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 99.4 sq.m. (1,070 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.