

SAMUEL WOOD

36 Quarry Gardens, Ludlow, SY8 1RF

Offers In The Region Of £225,000









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Situated in a convenient location with easy access to the historic town centre, train station and a range of surrounding amenities, this three-bedroom semi-detached house offering well-proportioned accommodation, useful storage space and practical outdoor areas presenting a great opportunity for first time or retiree buyers.

- 3 Bedroom Semi Detached House
- Driveway Parking
- Cul De Sac Location
- Easy Access To Town

The property is entered via a reception hall, leading through to the living room, providing a comfortable space to relax with a feature gas fire with back boiler. The kitchen is fitted with a range of matching wall and base units, cupboards and drawers, together with space for a dining table and chairs, making it ideal for everyday family living. A large storage cupboard provides additional practicality, while a door leads through to a rear hallway, offering further versatile storage space and access to a convenient ground-floor WC.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from fitted wardrobes and access to the airing cupboard. The accommodation is completed by a family bathroom. A staircase leads to an attic room, providing excellent additional easy access storage or offering potential for use as a study.

Externally, the property benefits from driveway parking and a small lawned area to the front. Gated side access leads to the rear garden, which has been predominantly paved for ease of maintenance. Steps rise to a further terrace level, creating additional outdoor space to enjoy.

Services: : We understand that the property has gas fired central heating, gas fire in the living room with back boiler, mains electric, water and drainage.

Broadband Speed: 16 - 1800 Mbps

Flood Risk: Very Low

Tenure: Freehold.

Local Authority: Shropshire Council - 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









Floor Plans



Total floor area: 106.8 sq.m. (1,150 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.