

SAMUEL WOOD

23 Hamlet Road, Ludlow, Shropshire, SY8 2NR

Offers In The Region Of £230,000









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Situated in a popular residential area on the outskirts of the historic market town of Ludlow, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, making it an ideal purchase for families, first-time buyers or early retirees.

Offered to the market with no onward chain, this attractive home is conveniently located close to a range of local amenities, schools and transport links, making it an excellent opportunity for a wide range of buyers.

- 3 Bedroom Semi Detached House
- Garden & Driveway Parking
- Gas Heating & UPVC Double Glazing
- No Onward Chain

The ground floor comprises a welcoming entrance porch leading into a reception hallway, a door to the left leads to a modern kitchen/dining room providing an excellent space for everyday living and entertaining at the rear is a useful utility room, a convenient downstairs WC. Also on the ground floor is a good size living room with windows to front and rear.

To the first floor are three well-proportioned bedrooms, all offering excellent natural light, together with a family bathroom.

Externally, the property benefits from extensive driveway parking to the front, providing ample space for multiple vehicles. Gated side access leads to the enclosed rear garden, which features a neatly maintained lawn and a good-sized decked seating area—perfect for outdoor dining, entertaining or simply relaxing.

Services:

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

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









Floor Plans



Total floor area: 98.5 sq.m. (1,060 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.