

SAMUEL WOOD

5 Coach House Fields Livesey Road, Ludlow, Shropshire, SY8 1EZ

Offers Based On £550,000



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- Four bedroom detached executive home
- Accommodation extending to 2000 square feet
- Desirable location close to town centre
- Double garage and excellent parking
- Delightful garden
- A home that needs to be viewed to be appreciated

This impressive and spacious four-bedroom detached executive home sits in a convenient location within a short walk of Ludlow's town centre, but has the benefit of a good-sized garden, excellent driveway parking and double garage.
Accommodation is well presented and of spacious proportions to include entrance porch, good-sized entrance hallway, cloakroom, dual-aspect sitting room with feature fireplace, dining room, modernised kitchen with central island and integrated appliances, utility room, first-floor landing, four good-sized bedrooms, main bedroom with fitted furniture, en suite bathroom, and a modern house bathroom.



Location:

Livesey Road is a desirable tree-lined street within a short walk of Ludlow's historic town centre and the excellent range of facilities the town enjoys. Coach House Fields is an exclusive setting of just five properties, tucked away off Livesey Road, enjoying a private and peaceful location whilst remaining conveniently positioned for the town centre.











Accommodation:

The property is approached through an entrance porch, which in turn opens into a good-sized entrance hallway, having a cloakroom with a suite in white.
The sitting room enjoys a dual aspect, with windows to both front and rear elevations, a feature fireplace (the gas fire is currently not in use), a media display area and double doors opening onto the rear garden. Partially open plan from here is a good-sized dining room, which also benefits from double doors opening onto the rear garden.
Positioned at the front of the house is a modernised kitchen, fitted with an attractive range of units having contrasting two-tone fronts, heat-resistant work surfaces and tiled splashbacks. There is a good-sized central island and a range of integrated appliances, including a Neff oven, induction hob, extractor and dishwasher, whilst a freestanding fridge freezer is also included in the sale.
Completing the ground-floor accommodation is a good-sized utility room, housing the gas-fired boiler and providing space and plumbing for further appliances.
The first-floor landing, with airing cupboard, serves four good-sized bedrooms, three of which will accommodate double beds, whilst the fourth provides a generous single bedroom or study, as currently utilised by the owners.
The main bedroom benefits from an extensive range of fitted bedroom furniture, including wardrobes, bedside cabinets and dressing table, together with an en suite bathroom fitted with a suite in white.
The accommodation is further complemented by a house bathroom, having a modern suite in white incorporating a large walk-in shower.

Outside:

The property is approached over a brick-paved driveway, which leads up to the front of the house and provides access to the integral double garage, having an up-and-over door.
The rear garden is an important feature of this lovely home, being beautifully presented and thoughtfully landscaped. Immediately adjoining the house are paved seating areas, ideal for outdoor dining and entertaining, with a brick retaining wall incorporating an attractive pond.
Beyond this is a lawned garden, interspersed with meandering pathways and a delightful selection of mature trees and shrubs, creating an attractive and established setting.
Positioned at the top of the garden is a lovely garden studio, benefiting from light and power, providing excellent potential for a variety of uses. There is also a summer house and two garden sheds, completing this particularly appealing outside space.

Services:

We understand that the property has mains electric, water and drainage. Mains gas with gas fired heating to radiators.
Window are Upvc double glazed.

Broadband Speed: 16 - 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: E

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

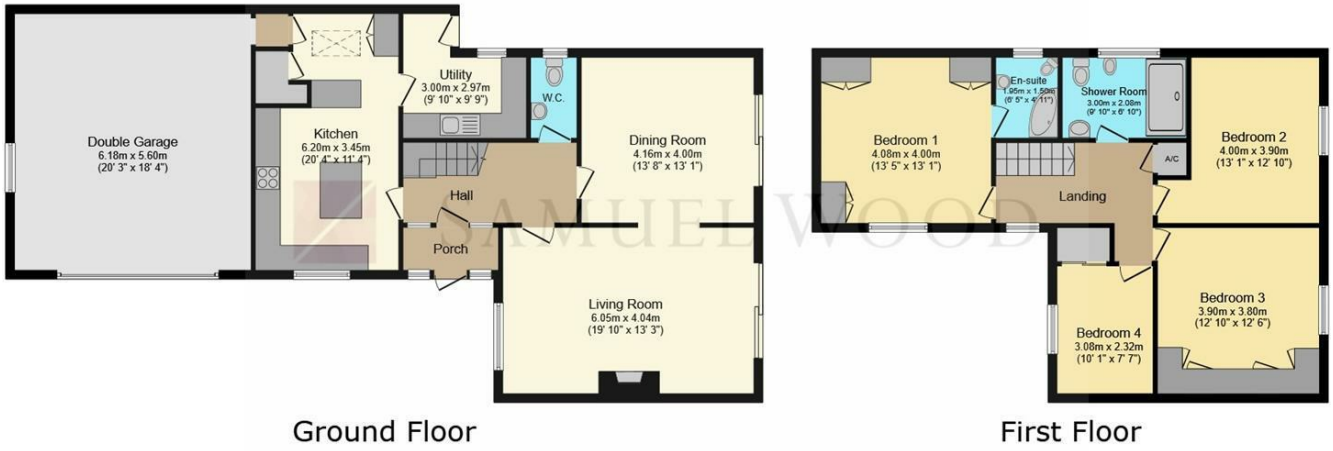
As you proceed from Ludlow town centre along Gravel Hill, turn right into St Julian's Avenue. This then opens up into Livesey Road, where you will see a large tree positioned in the middle of the road. Take the turning immediately right before this tree, clearly signposted Coach House Fields, and the property will be found a short distance along this roadway on the left-hand side.







Floor Plans



Total floor area: 194.2 sq.m. (2,090 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.