

SAMUEL WOOD

29 Hillside, Ludlow, Shropshire, SY8 1RB

Offers Based On £250,000









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The spacious 3 bedroomed detached bungalow extending to 1100 square feet, sits in a mature residential area, within a short walk of Ludlow's historic town centre and enjoys gardens, driveway parking and garage. Accommodation, which is in need of full upgrading, is of spacious proportions and the property is for sale with no onward chain.

- Three bedroom detached bungalow
- Gardens on all four sides
- Garage and driveway parking
- Desirable location close to town
- Property in need of a full upgrade
- No onward chain

Location

Hillside is a mature and well respected residential area. The property sits in an elevated location with a rooftop view. The railway station is around a three minute walk and five minutes to Tesco. Whilst Ludlow town centre is a further short walk there on.

Accomodation

The property is approached into an L-shaped entrance hall. The living room has a window to frontage, with a view across the rooftops to the hills and has an open, tiled fireplace. The kitchen incorporates a pantry and two storage cupboards, whilst there is a utility room and a separate cloak room.

There are three bedrooms in total, of which, two are generous doubles both with fitted wardrobes and a house bathroom.

Outside

The property is approached over a private driveway, with up and over door into a good sized single garage.

The garden is on all 4 sides of the bungalow and includes a garden shed, although the garden is overgrown and in need of landscaping.

Services

Services: Main electricity water and drainage. Some electric night storage heaters.

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: C

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



Floor Plan

Total floor area: 103.0 sq.m. (1,108 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.