



SAMUEL WOOD

18, Murchison Place, Ludlow, SY8 1FJ
Offers In The Region Of £360,000



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Ludlow, SY8 1FJ



- 2 Bedroom Detached Modern Bungalow
- Bathroom & Ensuite
- Electric Car Charger & Parking for 3 Vehicles
- Landscaped Gardens & Green House
- NHBC Warranty

A beautifully presented two-bedroom detached bungalow, approximately four years old, occupying a desirable position on the outskirts of Ludlow. This impressive modern property offers well-proportioned and versatile accommodation, complemented by landscaped gardens, driveway parking, garage and a quiet spot that provides easy access to the towns amenities.

On entering the property, a spacious reception hallway immediately creates a welcoming first impression and provides access to two good-sized storage cupboards, offering an excellent practical space. The kitchen/breakfast room is a bright and sociable space, while the adjoining sitting room enjoys an attractive outlook over the rear garden, providing a pleasant connection with the outside space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. The second bedroom is served by a separate family bathroom, which is fitted with a shower over the bath. A further feature is the integral garage, which has been thoughtfully enhanced by the current owners to create a useful utility area, complete with sink and dedicated space and plumbing for a washing machine and tumble dryer. This provides excellent additional functionality while retaining valuable garage storage.

Outside, the property benefits from a generous driveway providing parking for up to three vehicles, with gated side access leading through to the rear garden. The landscaped rear garden has been carefully designed by the current owners enjoys a greenhouse, raised beds and a variety of mature shrubs and plants create an abundance of colour throughout the seasons. An outside tap adds convenience for garden maintenance, while an external electric vehicle charging point caters for modern-day living.







Directions

Agents Notes: We understand Shropshire Homes maintain the grounds of the estate and charge roughly £200 per annum to each property on the estate.

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: 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 Plan

Total floor area: 95.4 sq.m. (1,027 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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