

SAMUEL WOOD

4 Lewis Drive, Ludlow, Shropshire, SY8 1FL

Offers In The Region Of £375,000


BE
HAPPY

4 Lewis Drive

Ludlow, Shropshire, SY8 1FL

4 2 1 B

- 4 Bedroom Detached House
- Bathroom & Ensuite
- Convenient Edge of Town Location
- Garage & Driveway Parking



A modern and well-presented four-bedroom detached home, ideally positioned on the outskirts of Ludlow, offering spacious family accommodation including a generous living room, kitchen/dining room and four double bedrooms, with an en-suite to the principal bedroom. Outside, the property benefits from driveway parking, a garage and a good-sized rear garden. Conveniently located for local shops, schools and amenities, with Ludlow town centre just a short distance away. An excellent family home in a popular residential location.



The property offers practical and well-proportioned family accommodation, comprising a reception hall, downstairs cloakroom, living room with a bay window taking in the surrounding countryside, and a kitchen/dining room the kitchen has a range of matching cupboards in cashmere, integrated hob, oven, dishwasher and fridge freezer. The dining area has double-opening doors leading directly to the rear garden. There is also a separate utility room with planned space for washing machine, tumble drier, in here is also the gas fired boiler.

To the first floor, there are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room and triple fitted wardrobes. A family bathroom serves the remaining three bedrooms.

Outside, the property enjoys driveway parking leading to a single garage with light and power.
Gated side access either side of the property leads to the good-sized south facing rear garden, which is predominantly laid to lawn and offers an excellent space for families to enjoy, with plenty of scope for a purchaser to personalise and make their own.



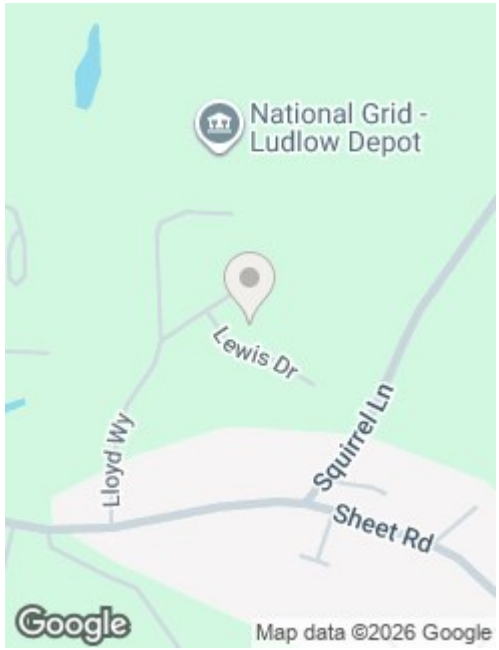












Directions

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

Broadband Speed: approximately between 12 Mbps to 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: D

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.

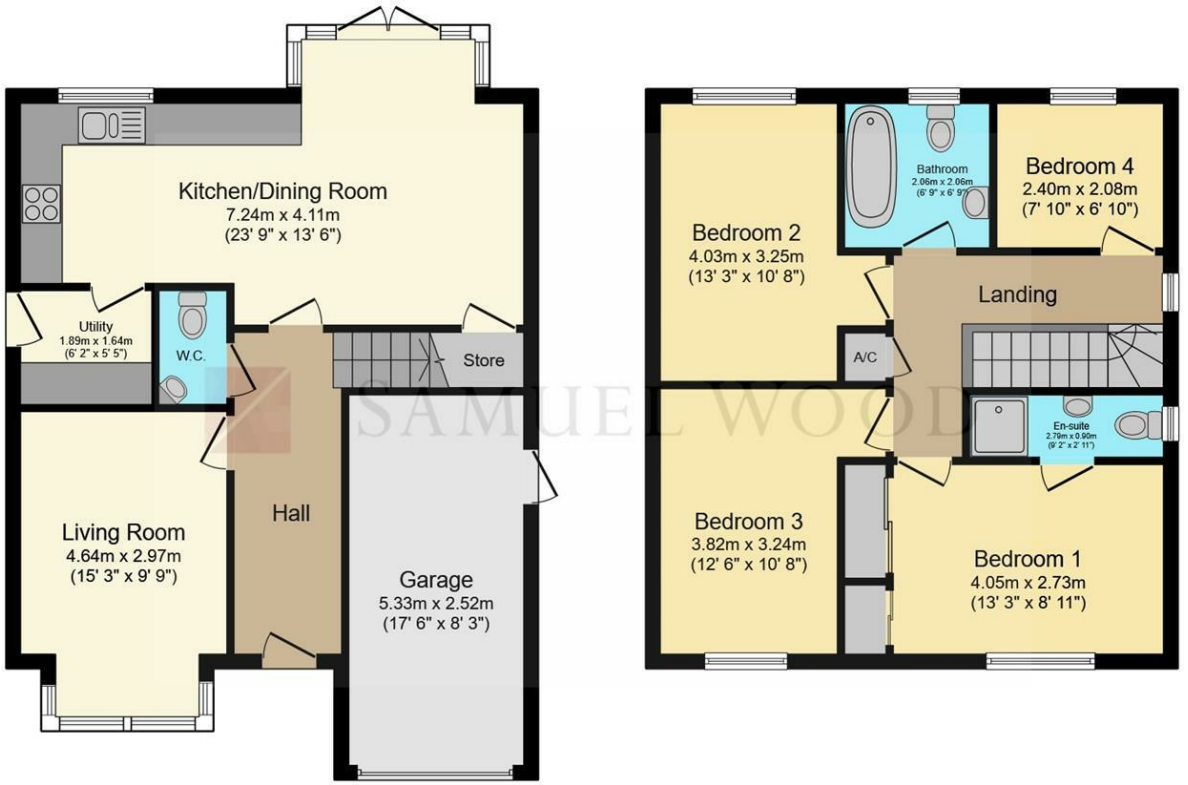
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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: 122.9 sq.m. (1,323 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.