



SAMUEL WOOD

12 Blashfield Road, Ludlow, Shropshire, SY8 1UE
£279,000



This much improved and immaculately presented 3 Bedroom Detached House is located in a desirable cul de sac on the Eastern side of Ludlow town. Outside the property has driveway parking and a landscaped rear garden. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Reception Hall, Living Room, newly fitted Kitchen / Dining Room, Conservatory, Study / Bedroom 4, Cloakroom, First Floor Landing with 3 Bedrooms and Bathroom. No onward chain. EPC Rating - D

- Much improved 3 bedroom detached house
- Very popular residential area
- Optional 4th bedroom / study
- Driveway parking and landscaped gardens
- For sale with no onward chain

Blashfield Road is a popular cul de sac of similar properties located just off Pary's Road and a short walk to a range of local amenities. Ludlow's historic town centre is also easily accessible, renowned for its architecture, culture and festivals together with a good range of shopping, recreational and educational facilities. The whole is more fully described as follows:

Front door with matching side window opens into

Reception Hallway

with tiled flooring, oak internal doors lead off to

Living Room 16'6" x 11'5" (5.04m x 3.50m)

with bay window to frontage, coving and feature wooden fire surround (non-functional)

Kitchen / Dining Room 14'11" x 8'8" (4.57m x 2.65m)

with window to rear elevation. The kitchen area has been recently re-fitted with a range of matching units with cream fronts, wood effect work surfaces and tiled splash backs. There is a stainless steel sink unit, 4-ring gas hob with electric oven below and electric extractor fan above, integrated slim line dishwasher and room for a fridge freezer. The Dining Area has ample room for table and chairs and flooring matching that of the reception hallway. Open plan through into

Conservatory 9'7" x 8'10" (2.94m x 2.70m)

being of upvc construction, brick base, ceiling light and fan. Doors and windows to rear garden

Cloakroom 5'6" x 4'7" (1.70m x 1.40m)

with window to frontage, tiled floor, new suite in white of wc and wash hand basin, planned space and plumbing for a washing machine and tiled splash backs

Study / Bedroom 4 10'11" x 7'6" (3.35m x 2.30m)

with door and window to rear garden, laminate wood floor, access to roof space and half door into under stairs storage cupboard

First Floor Landing

has access to roof space with retractable roof ladder, boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

Bedroom 1 11'8" x 8'4" (3.58m x 2.56m)

with window to frontage and double doors into wardrobe cupboard with hanging rail and shelf

Bedroom 2 10'0" x 8'6" (3.07m x 2.60m)

with window to rear elevation, fitted shelving and range of free standing furniture which is included in the sale

Bedroom 3 8'8" x 6'1" (2.65m x 1.87m)

with window to frontage

Bathroom 6'2" x 6'2" (1.90m x 1.90m)

with window to rear elevation, ceiling down lighters, tiled floor, extensively tiled walls, modern suite in white of wc with its' cistern inset to work surface, wash hand basin with vanity cupboard and panelled P-style bath with curved shower screen and electric shower over

Outside:

The property is approached onto a tarmacadam driveway which provided parking with a further gravelled overspill parking area. Gated access leads into the rear garden which has been landscaped with low maintenance in mind. There is a large paved seating area off the conservatory, gravelled section with raised timbered borders for low maintenance, large Summer House and small garden shed.

Services:

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators, telephone to BT regulations. Windows and doors are upvc double glazed

Local Authority:

Shropshire Council

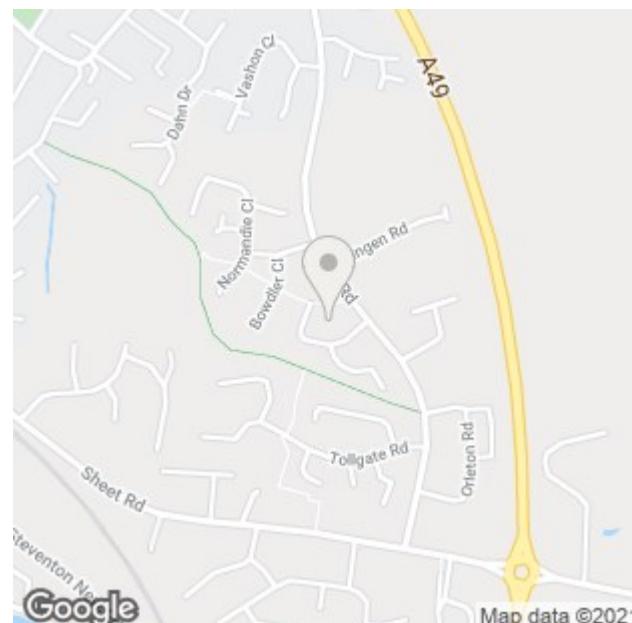
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

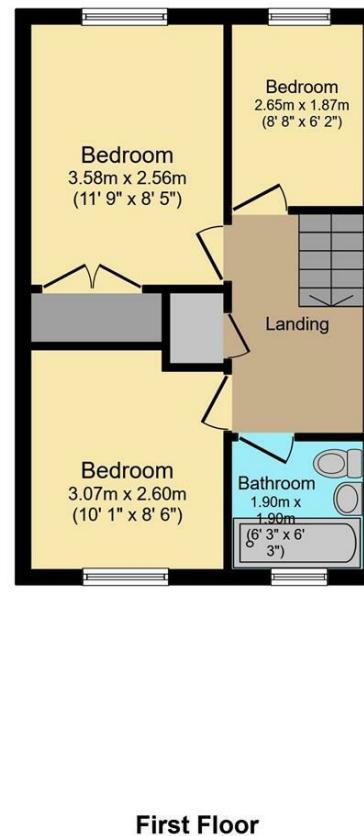
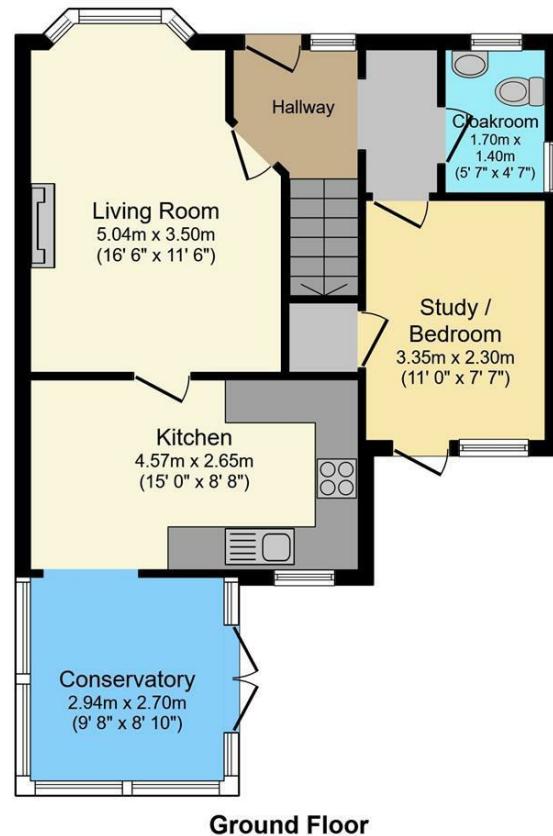
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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Floor Plans



Total floor area 91.0 sq. m. (980 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk