



SAMUEL WOOD

I Mews Cottages The Sheet, Ludlow, Shropshire, SY8 4JT

Offers Over £175,000



This spacious one bedroom Mews house sits right on the edge of historic Ludlow and benefits from its own private garden garage and parking space. Accommodation benefiting from electric heating and wood burner. Includes porch, kitchen, breakfast room, living room, hallway, cloakroom, first floor landing with double bedroom and ensuite bathroom. No onward chain.

- Spacious two storey Mews House
- Approximately 700 square feet
- Grade II Listed
- Electric heating and wood burner
- Edge of town location
- Enclosed garden
- Garage and parking space

The property is approached into an Entrance Hall with understairs storage.

Living Room having two windows and a feature fireplace with woodburning stove. Kitchen / Breakfast room having a range of matching units, tiled floor, windows overlooking the garden and a door into side porch. Rear Hallway having access to a cloakroom with WC and wash hand basin.

First Floor Landing serves a good-sized double Bedroom with ensuite Bathroom and airing cupboard.

Outside ; The property enjoys an enclosed garden which is mainly walled with fence to the front elevation, concrete pathways, lawned garden, borders and mature tree. The property enjoys a Garage being one of a block and associated parking in front of the Garage.

Services: We understand that the property has Mains electricity ,water and drainage. There is Electric heating and a Woodburning stove.

Broadband Speed: Basic 15Mbps, Superfast 75Mbps, Ultrafast 1800Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

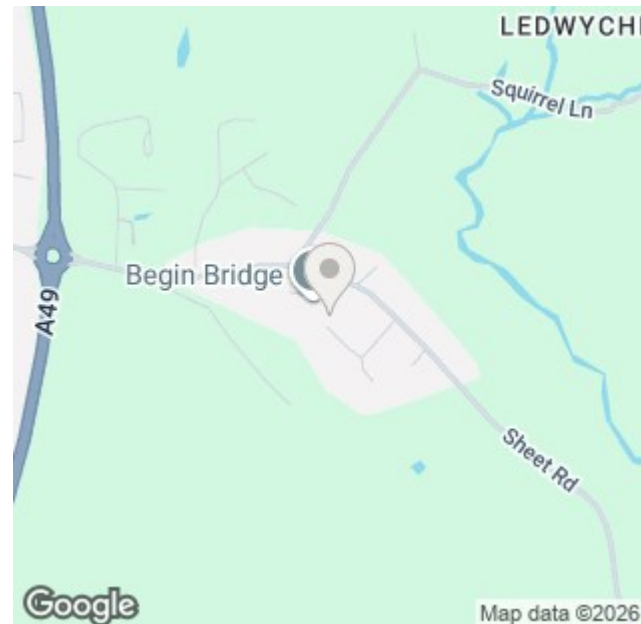
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

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.

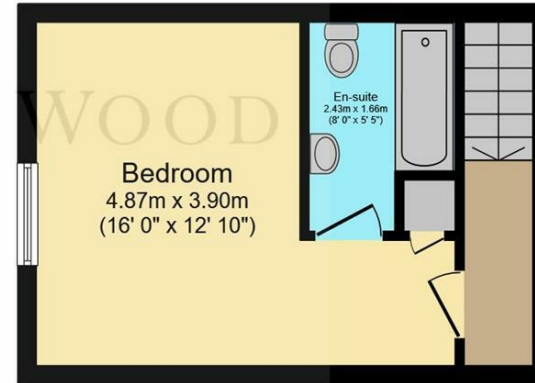
Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



Floor Plans



Ground Floor
Floor area 41.5 sq.m. (447 sq.ft.)



First Floor
Floor area 23.0 sq.m. (247 sq.ft.)

Total floor area: 64.5 sq.m. (694 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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