



SAMUEL WOOD

Swan House Livesey Road, Ludlow, Shropshire, SY8 1EY

Offers Based On £495,000



Swan House Livesey Road

Ludlow, Shropshire, SY8 1EY



- Four bedroom detached house
- Easy walking into town centre
- Driveway parking, garage and carport
- 1/4 an acre plot
- Attractive private garden
- Internal inspection advised

The spacious four bedroom detached house sitting in gardens and grounds of a 1/4 of an acre is tucked away on a private roadway that serves just three properties but equally is a short walk into Ludlow's historic town Centre. Gardens are mature and there is driveway parking garage and carport whilst accommodation in need of modernisation is in spacious proportions and extends to roughly 2000 square feet. No onward chain.



Location:

At the bottom of a private roadway, which serves Swan house and two other properties which is just off Livesey Road a popular tree lined street within a short walk of Ludlow's historic town Centre

Accommodation:

The property is accessed into a large entrance porch which in turn leads into an entrance hall with parquet flooring. There is an L shaped and good sized lounge dining room with open fireplace, scores of natural light and double doors out onto the large rear garden. There is a useful study/garden room. A breakfast room with archway into the kitchen with a matching range of wood styled units and window overlooking garden opening into a conservatory. There is also a shower room on the ground floor which accesses into the integral single garage.

On the first floor, there are four bedrooms, three of which are doubles the main bedroom having an ensuite cloakroom then a single fourth bedroom/study and a house bathroom.



Outside:

The property is accessed off a private road off Livesey Road which is shared by Swan House and two other properties it is right at the end of this roadway and accessed through double gates onto a gravel driveway providing parking for numerous vehicles, a garage and carport.

Gardens are an exceptionally good size extending to a 1/4 an acre and are mature. The rear garden is mainly laid to lawn with well established floral borders a selection of mature trees including some fruits and shrubs and seating area off the patio.

Joining the rear of the property is a the boiler cupboard housing the gas fired wall mounted boiler and a fuel store.

Services:

We understand that the property has mains gas, electricity, water and drainage. Gas fired heating to radiators. Windows are UPVC double glazed.

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: E

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



Directions

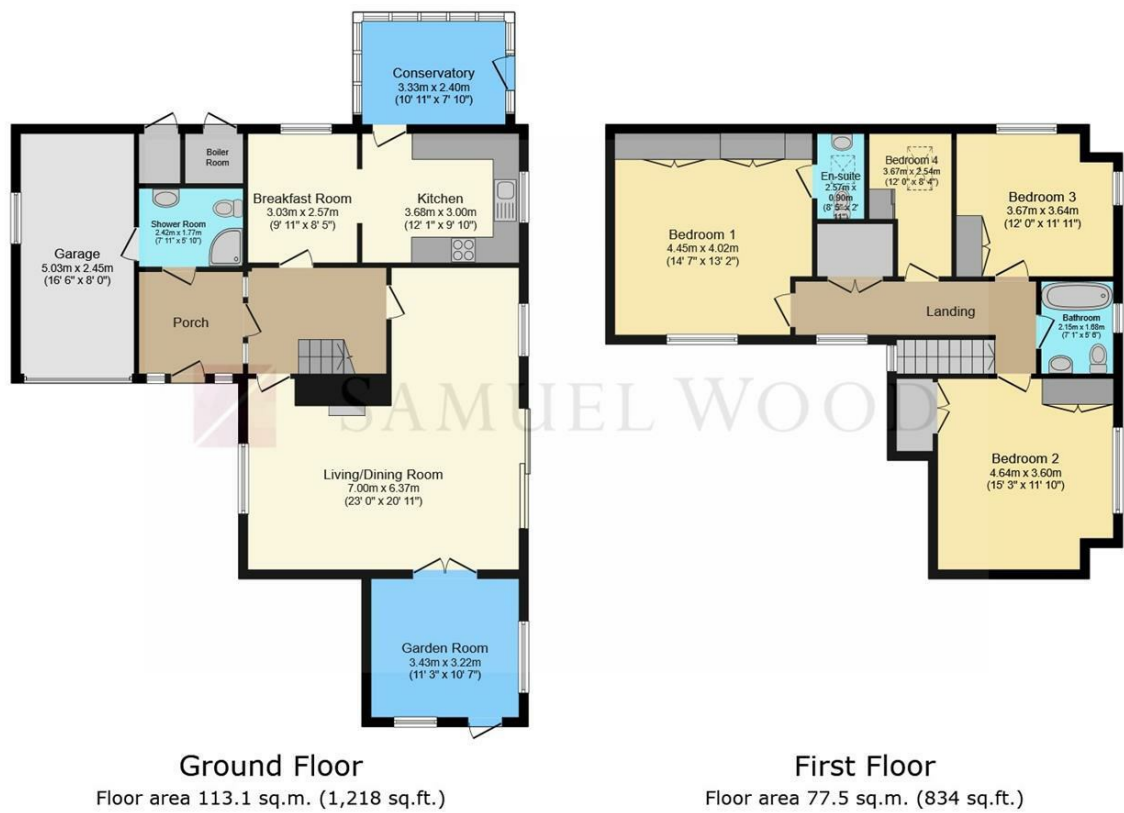
From Ludlow town Centre proceed up gravel Hill turning right into St Julian's Avenue, this road then opens into Livesey Road and you will see a large tree in the middle of the road, on the right hand side, there are two driveways take the right hand driveway and follow this track right to the bottom where Swan house is located







Floor Plans



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
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