

SAMUEL WOOD

27 Honey Meadow, Ludlow, SY8 2PG

Offers In The Region Of £160,000









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Located in the popular cul de sac of Honey Meadow, this attractive two bedroom home presents an excellent opportunity for first-time buyers, downsizers, or investors alike offered to the market with the significant advantage of no onward chain.

- 2 Bedroom Terraced House
- Garden & Driveway Parking
- Gas Heating & Double Glazing
- No Onward Chain

Upon arrival, the property benefits from driveway parking to the front, a welcoming reception porch opens into an inner hallway. The ground floor accommodation is both functional and inviting, comprising a well-appointed kitchen and a bright, comfortable living room. The living space is a particular highlight, featuring sliding doors that open seamlessly onto a low-maintenance patio garden perfect for al fresco dining or simply enjoying a outdoor space with minimal upkeep.

The first floor, the property continues to impress with two generously proportioned bedrooms, both benefiting from fitted wardrobes, offering excellent built-in storage. An airing cupboard adds further practicality, while a well-presented bathroom completes the upper level.

Services:

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

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: A

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



Ground Floor
Floor area 25.6 sq.m. (276 sq.ft.)

First Floor
Floor area 24.5 sq.m. (264 sq.ft.)

Total floor area: 50.2 sq.m. (540 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.