



SAMUEL WOOD

9 Friars Garden, Ludlow, Shropshire, SY8 1RX

Offers Over £400,000



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Ludlow, Shropshire, SY8 1RX



- 3 Storey Town House
- Garden & Garage in a Town Centre Location
- 3 Ensuites
- Stunning View
- 2 Reception Rooms
- No Onward Chain

Tucked away in a quiet and very convenient cul de sac in Ludlow's town centre is this beautifully arranged townhouse offering versatile accommodation, generous living space, and a wonderful rooftop outlook across Ludford. Combining practicality with characterful town living, the property is perfectly suited as a full-time residence or second home. Available with no onward chain.

The property is entered via a welcoming reception hall, where a large built-in storage cupboard provides excellent practical space for coats and household items. From the hall there is a convenient downstairs WC and access to a well-proportioned dining room, which could equally serve as a fourth bedroom, study, or snug depending on the needs of the new owner.

Stairs rise to the first floor where the heart of the home is found, a kitchen diner which enjoys level access out to the delightful courtyard garden, creating a seamless indoor-outdoor flow during warmer months. Also located on this floor is a separate utility room providing additional storage and laundry space.

A short flight of steps leads up to an impressive living room featuring a large picture window that frames a lovely elevated view across Ludford, allowing natural light to flood the space and creating a superb setting for relaxing or entertaining.

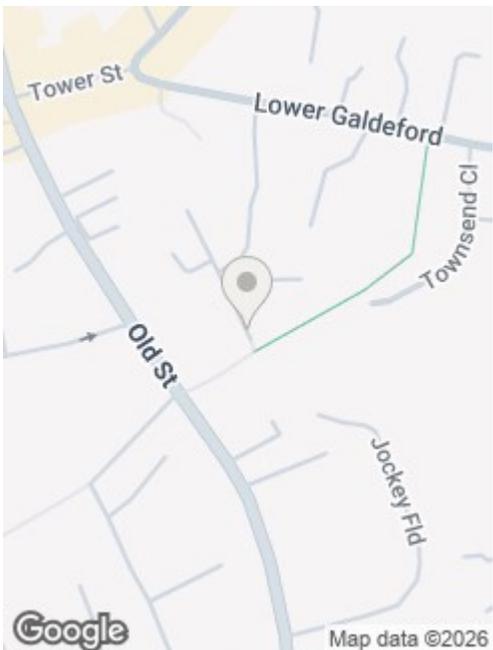
On the second floor there are two generous double bedrooms, both enjoying the luxury of their own ensuite facilities. One bedroom benefits from a full ensuite bathroom, while the second offers an ensuite shower room.

The top floor hosts the third bedroom, an attractive and private space with its own ensuite bathroom, making it ideal as a guest suite or principal retreat.

Outside, the property enjoys a charming courtyard garden filled with colour and planting, providing a peaceful and low-maintenance outdoor space within the town centre. In addition, the property benefits from a single garage







Directions

what3words ///crops.enlighten.above

Agents Note: The House is freehold however the garage is leasehold and comes with a share of the freehold in the block and is managed by the residence. The current insurance cost for the garage is £56.65 per annum. The leasehold agreement states the garage can not be sold off separately and must remain with the property

Services: We understand that the property has Mains gas, electric, water and drainage, Gas fired heating (the fire in the sitting room is not in working order)

Broadband Speed: Basic 18 Mbps, Ultrafast 80 Mbps

Flood Risk: Very Low

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

Council Tax Band: C

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 25.5 sq.m. (275 sq.ft.)

First Floor
Floor area 44.3 sq.m. (476 sq.ft.)

Second Floor
Floor area 44.3 sq.m. (476 sq.ft.)

Third Floor
Floor area 23.6 sq.m. (255 sq.ft.)

Total floor area: 137.7 sq.m. (1,482 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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