



SAMUEL WOOD

64 Hucklemarsh Road, Ludlow, SY8 2PW  
Offers In The Region Of £255,000





# 64 Hucklemarsh Road

Ludlow, SY8 2PW



- 3 Double Bedroom Semi Detached Home
- Kitchen Breakfast Room
- EPC C
- Driveway Parking & Garage
- Immaculately Presented
- No Onward Chain

Located on Hucklemarsh Road in the charming and well serviced town of Ludlow, this extended three-bedroom semi-detached house offers a delightful family home with stunning views of the surrounding countryside. Situated in a popular residential area, this property is perfect for a young family or retirement buyer. It's a brilliant choice if you're looking for a spacious and well-located home with a range of facilities close by such as shops, restaurants and a mainline railway station.

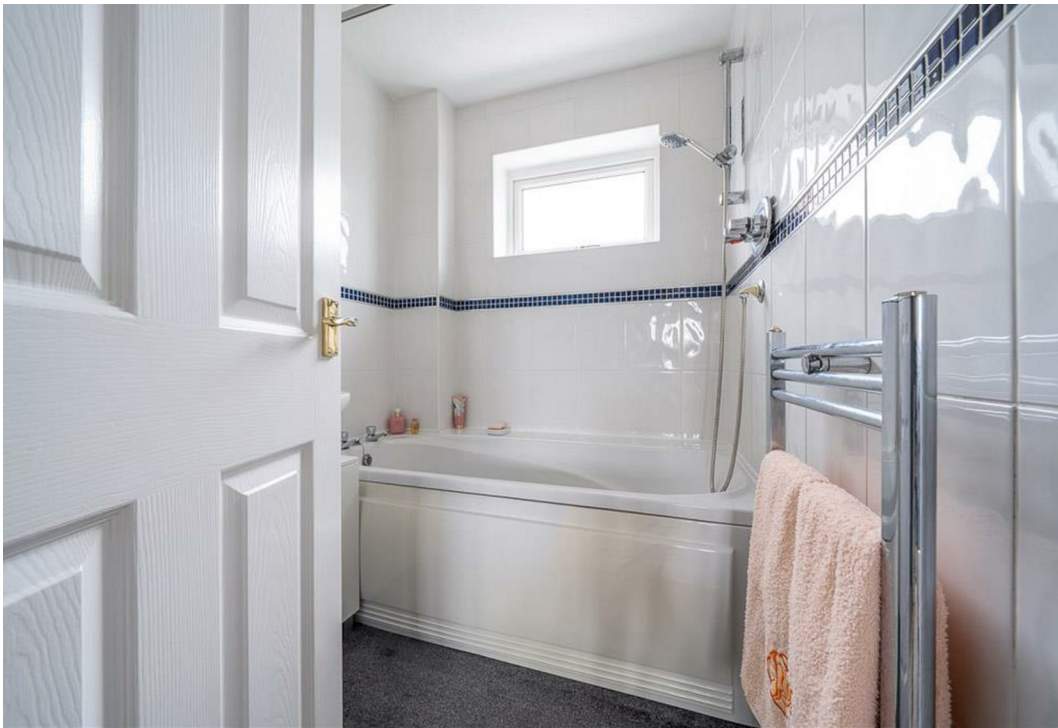
Upon entering, you are welcomed by a spacious reception hall that leads into a generous living room, ideal for family gatherings and relaxation. Adjacent to the living room is a practical kitchen, which flows seamlessly into a bright conservatory at the rear of the house, providing an inviting space to relax.

The first floor boasts three well-proportioned double bedrooms, ensuring ample space for family members or guests. A good size airing cupboard off the landing. A well-appointed bathroom completes this level, offering both functionality and comfort.

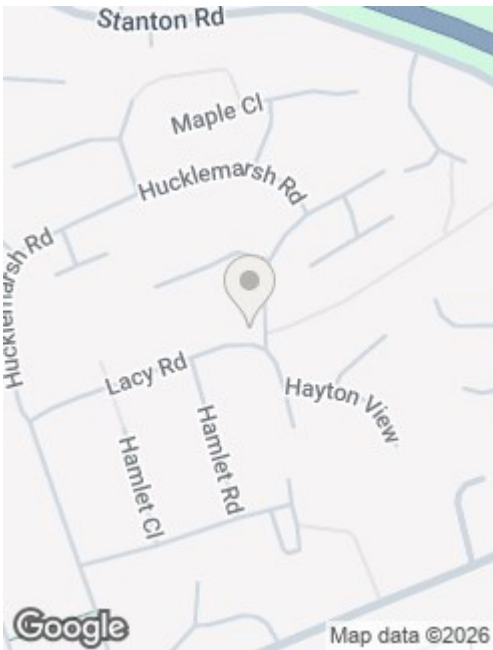
Outside, the property features driveway parking and a garage equipped with light and power, providing additional storage or workspace. The rear garden is designed for ease of maintenance, featuring a patio area perfect for outdoor dining and an astro turf lawn that requires minimal upkeep, allowing you to spend more time enjoying your home.











## Directions

what3words ///kindness.finalists.campers

Services: We understand that the property has Main gas, mains electric, mains water and mains drainage.

Broadband Speed: 15 to 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: B

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







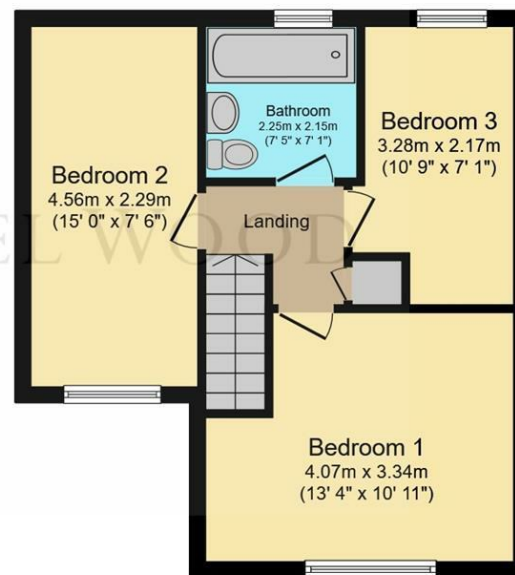






**Ground Floor**

Floor area 49.8 sq.m. (536 sq.ft.)



**First Floor**

Floor area 40.9 sq.m. (440 sq.ft.)

**Total floor area: 90.7 sq.m. (977 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](http://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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