



SAMUEL WOOD

16 Castleford Road, Ludlow, Shropshire, SY8 1DF

Offers Based On £325,000





# 16 Castleford Road

Ludlow, Shropshire, SY8 1DF



- 4 bedroom detached house
- Northern side of town
- Gas heating and upvc double glazing
- Gardens to front and rear
- Desirable cul de sac
- 2 En suite shower rooms and house bathroom
- Garage and driveway parking

This 4 bedroom, 3 bathroom detached house sits in a popular and select cul de sac on the Northern side of the town and enjoys driveway parking, garage and gardens to front and rear. Accommodation benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Cloakroom, Lounge / Dining Room, Kitchen / Breakfast Room, Side Porch, First Floor Landing with 4 Bedrooms, 2 En-Suite Shower Rooms and House Bathroom



Castleford Road is a desirable cul de sac sitting on the Northern side of the town but easily accessible into Ludlow's historic town centre

## Canopied Porch

with front door opening into

## Entrance Hall

## Cloakroom

having a suite in white of wc and wash hand basin with window to side

## Kitchen / Breakfast Room 15'4" x 9'2" (4.68m x 2.80m)

having a large bay window to front elevation, fitted with a range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is a 1½ bowl stainless steel sink unit, gas hob with extractor positioned above and electric oven below, space for a fridge freezer and a dishwasher. The Worcester wall mounted gas fired boiler is housed here and heats domestic hot water and radiators, whilst the room has ample room for a table and chairs.

Upper glazed door into

## Rear Porch

having space and plumbing for washing machine.





### **Living / Dining Room 15'8" x 15'7" (4.78m x 4.77m)**

having 2 doors overlooking the rear garden one of which slides. There is a feature fireplace with wooden surround, marble inset and flame effect gas fire fitted (not in working order) together with a good sized understairs storage cupboard.

### **First Floor Landing**

having window to front side, access to roof space and a door into a shelved cupboard and door into airing cupboard with factory insulated hot water cylinder and shelving

### **Bedroom 1 14'4" x 9'4" (4.37m x 2.87m)**

having bay window to front elevation, mirrored sliding doors into wardrobe cupboard with hanging rail and shelf

### **En-Suite Shower Room 1 7'9" x 4'6" (2.37m x 1.38m)**

having window to side and a suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted and tiled splash backs

### **Bedroom 2 15'1" x 8'6" (4.60m x 2.60m)**

having window overlooking the rear garden, fitted wardrobe cupboards with sliding doors, hanging rail and shelf

### **En-Suite Shower Room 2 2.57m x 1.34m**

having window to frontage, an upgraded suite in white of wash hand basin with vanity cupboard, wc and shower cubicle with multi-head shower fitted

### **Bedroom 3 12'8" x 9'3" (3.87m x 2.83m)**

having window overlooking rear garden and fitted wardrobe cupboards with hanging rail and shelving

### **Bedroom 4 9'4" x 7'5" (2.85m x 2.27m)**

having window overlooking the rear garden

### **House Bathroom 7'9" x 5'6" (2.37m x 1.70m)**

having window to frontage and a suite in off white to include wc, pedestal wash hand basin panelled bath

### **Outside:**

The property is approached onto a tarmac driveway which provides parking. The front garden is laid to lawn with mature tree and shrubs. Also off the driveway an up and over door opens into the property's garage having door back into the rear garden, light and power fitted. From the driveway gated access leads up the side of the property into the enclosed rear garden which has high board fencing to both side and rear elevations aiding privacy. Right across the rear of the house there is a paved patio, lawned garden and well established borders with shrubs, trees and plants.





### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Broadband speed: 15-42 Mbps Flood risk: No risk

### Local Authority:

Shropshire, council tax band - E

### Tenure:

The property is freehold

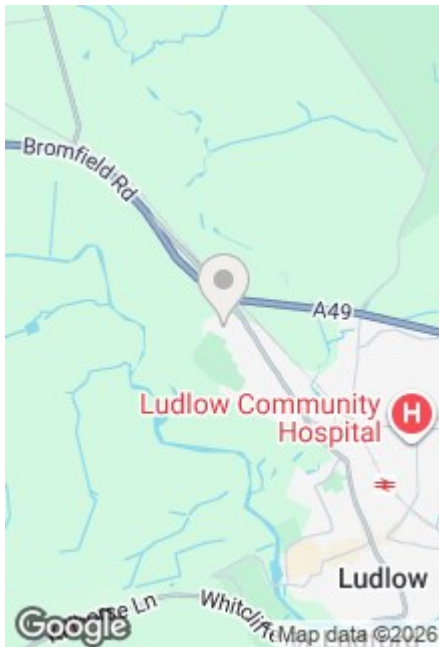
### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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### Directions

Castleford Road sits at the bottom of Bromfield Road. Take the turning to the Leisure Centre then take the first right which is into Castleford Road. The property will then be found on the right.





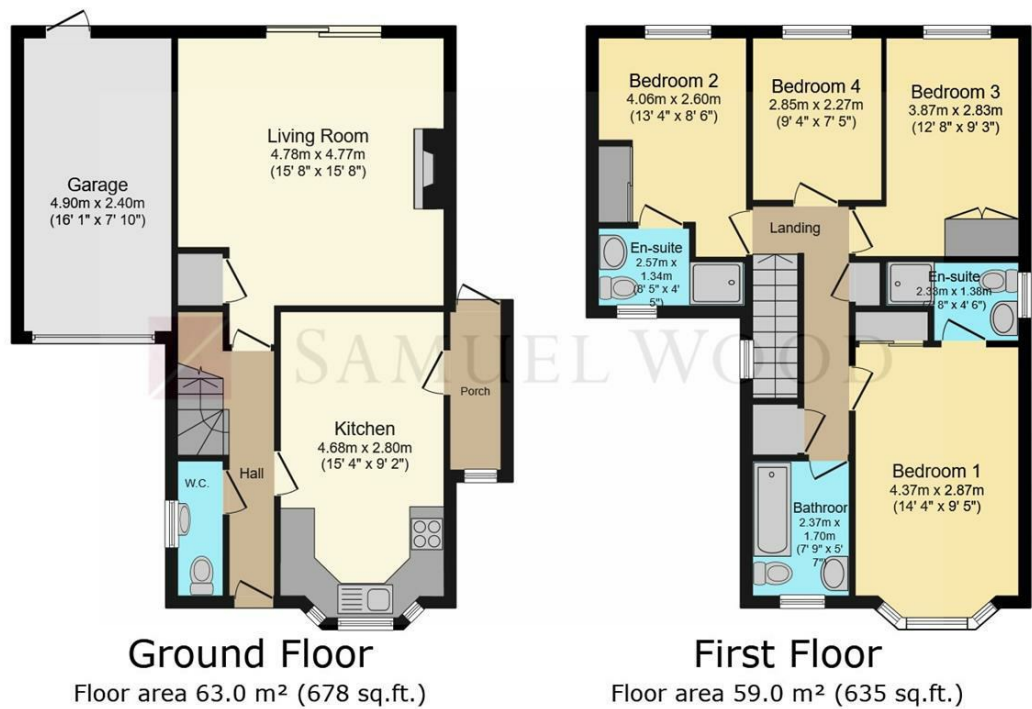








Floor Plans



**TOTAL: 122.0 m<sup>2</sup> (1,313 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)

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