



SAMUEL WOOD

The Squirrels Office Lane, Knowbury, Ludlow, Shropshire, SY8 3JT

Asking Price £248,000



# The Squirrels Office Lane

Knowbury, Ludlow, Shropshire, SY8 3JT



- Subject To a Section 106 Local Connections & Affordability Agreement
- Affordable Housing At 60% Market Value
- 3 Bedroom Detached House
- Large Garden & Parking
- Modern Home
- Rural Location

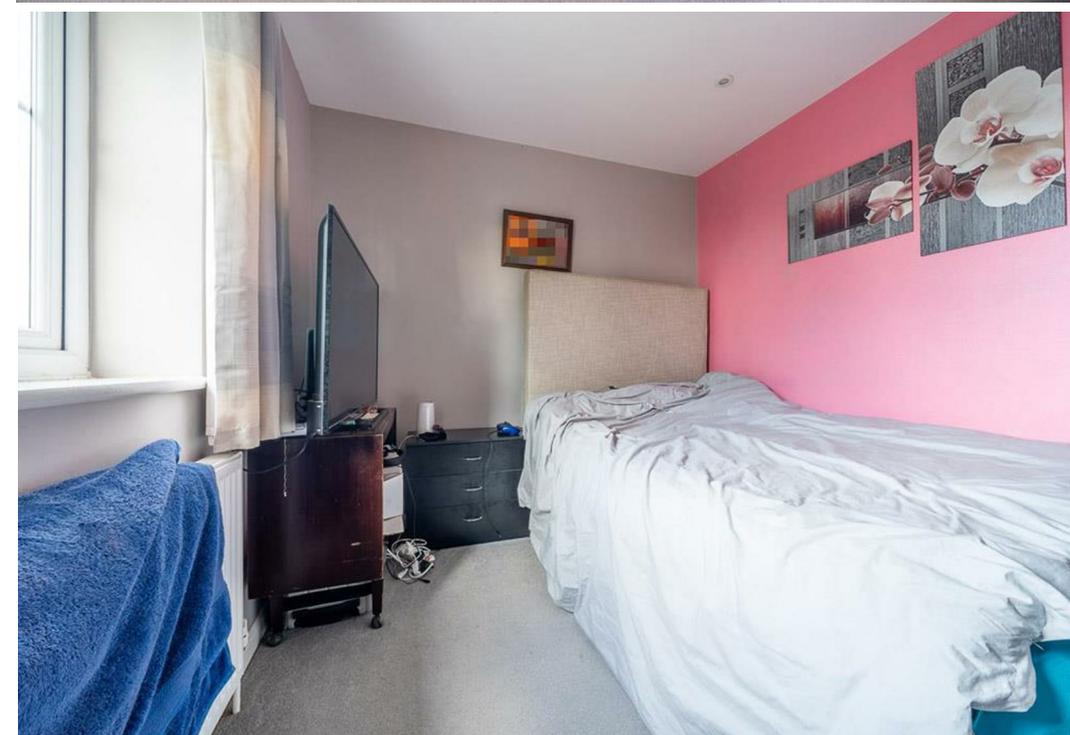
\*\*Property has a section 106 agreement which provides an opportunity for a local person who can't afford to buy a house on the open market to purchase in the local area\*\* (local is classed at the parish of Caynham or a 15 mile radius of the land). Nestled in the rural setting of a quiet lane on the outskirts of Knowbury, this modern three-bedroom detached house boasts a generous garden, ideal for outdoor activities and relaxation.

Upon entering, you are welcomed by a spacious reception hall that leads to a well-appointed kitchen diner, perfect for family meals and entertaining guests. The utility room adds practicality to daily living, while the convenient downstairs shower room is a thoughtful addition for busy households. The sitting room provides a cosy space to unwind, with a wood making it the heart of the home.

Venturing upstairs, you will find three generously sized double bedrooms, each offering ample space and natural light. The large bathroom, complete with a separate shower, ensures that family routines are both comfortable and efficient.

Outside, the property features a substantial driveway, providing off-road parking for multiple vehicles, and beautifully maintained front and rear gardens that enhance the overall charm of the home. This delightful property is an excellent opportunity for those looking to enjoy a peaceful lifestyle in a stunning rural location, while still being within easy reach of local amenities and the historic town of Ludlow.







## Directions

Agents Note: The property is subject to a section 106 agreement and is available at 60% of the market value. It also states that the purchaser must have local connections, local is classed at the parish of Caynham or a 15 mile radius of the land. More details available from the agent.

Services: We understand that the property has oil fired heating and underfloor heating to the downstairs, mains electric and water, treatment plant for drainage.

Broadband Speed: Basic 12 Mbps, Superfast 77 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: C

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







**Total floor area: 96.9 sq.m. (1,043 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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