



SAMUEL WOOD

63 Henley Road, Ludlow, SY8 1RJ  
Offers In The Region Of £189,950



# 63 Henley Road

Ludlow, SY8 1RJ



- 3 Bedroom Terraced House
- In Need of Modernisation
- Low Maintenance Garden
- No Onward Chain

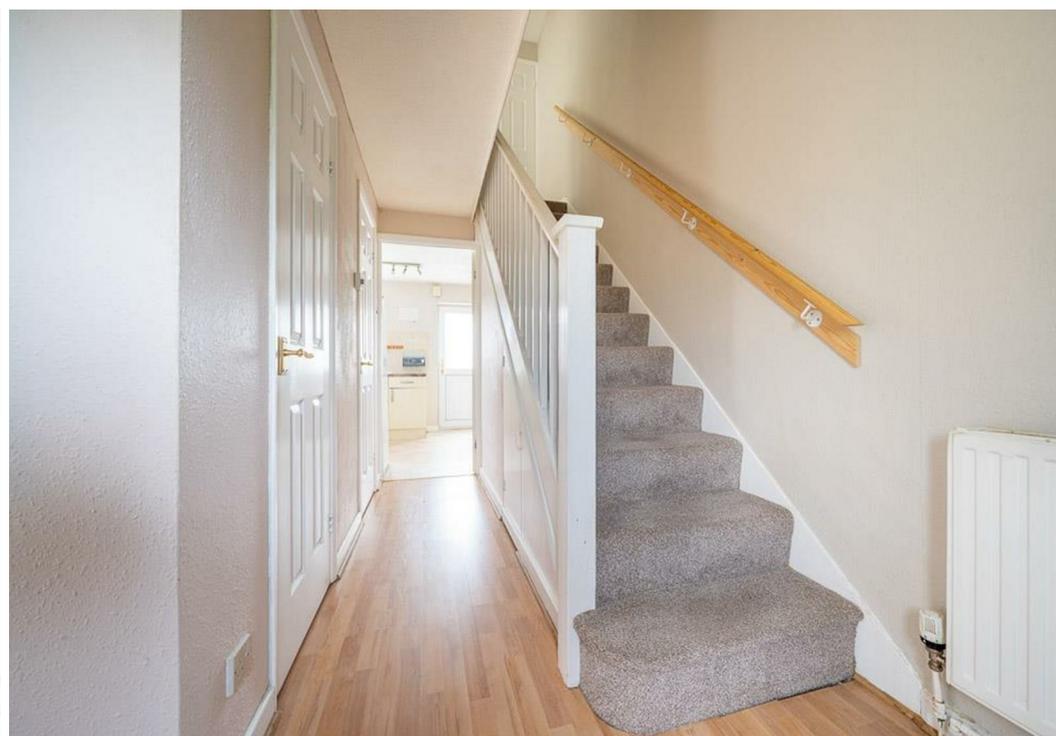
Nestled on the outskirts of the charming town of Ludlow, this delightful three-bedroom terraced house on Henley Road presents an excellent opportunity for those looking to create their ideal home. While the property requires some modernisation, it boasts ample storage and a low-maintenance garden, making it a practical choice for families or individuals alike. This terraced house is a fantastic canvas for those looking to put their personal touch on a home in a desirable location. With its spacious layout and potential for modernisation, it is sure to attract interest from a variety of buyers.

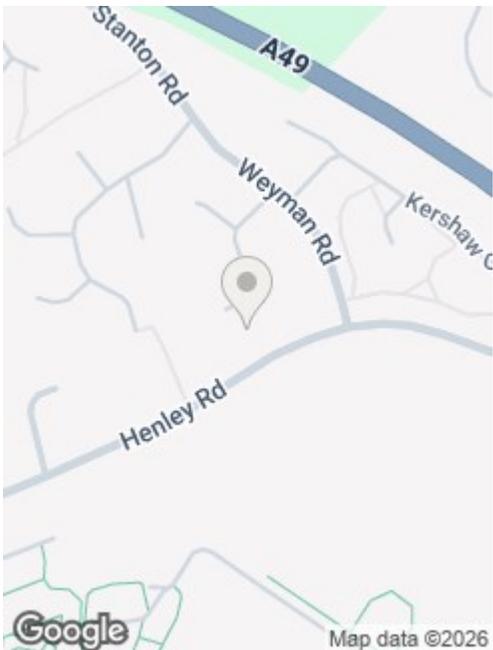
Upon entering, you are welcomed by a reception hallway that features convenient storage cupboards. The spacious living room is perfect for relaxation, complete with an electric fire there is also a dining space that benefits from a serving hatch to the kitchen, along with a sliding door that opens directly to the rear garden. The kitchen is well appointed and includes a small breakfast bar, as well as under-stairs storage and access to a rear porch, enhancing the functionality of the space.

Upstairs, the accommodation comprises three well-proportioned bedrooms, each offering comfortable living space. Additional features include a storage cupboard, an airing cupboard housing the combi boiler, a shower room, and a separate WC, ensuring convenience for the household.

The front garden is designed for ease of maintenance, featuring a small patio area, while the rear garden is predominantly block paved, complete with a charming water feature pond. Double gates provide the option for off-street parking, adding to the property's appeal.







## Directions

It will be easier to meet the accompanied viewer at the rear of the property what3words [///grumbles.above.whisk](https://www.what3words.com/)

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

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.

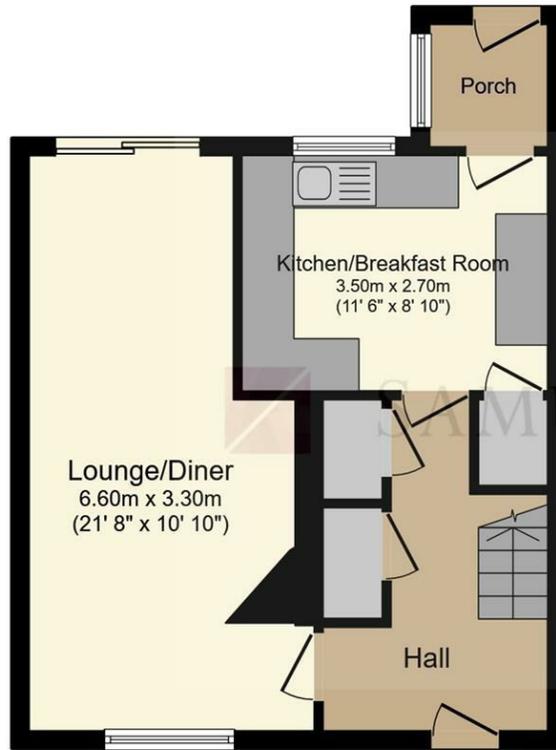
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

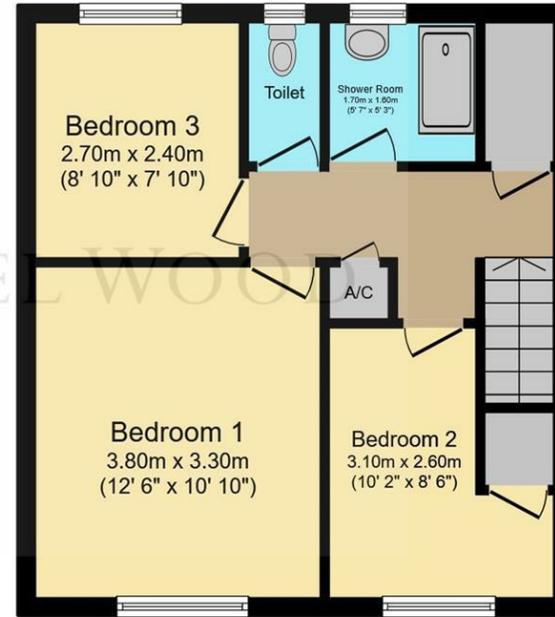
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







**Ground Floor**  
Floor area 41.6 sq.m. (448 sq.ft.)



**First Floor**  
Floor area 39.6 sq.m. (426 sq.ft.)

**Total floor area: 81.2 sq.m. (874 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

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)