



SAMUEL WOOD

69 Corve Street, Ludlow, SY8 1DU
Offers Over £450,000



69 Corve Street

Ludlow, SY8 1DU

- Grade II Listed Town House
- Character Property
- 3 Double Bedrooms

- Fantastic Location
- 2 Reception Rooms
- Lovely Rear Garden

This grade II listed 3 Bedroom town house enjoys a fantastic town centre location with a wide range of amenities on the doorstep. The property benefits from gas central heating and double glazing has accommodation to include: Reception Hall, Living Room, Kitchen Diner, Shower Room, 3 Double Bedrooms, Bathroom, Study and outside there is a lovely rear garden.



Front door opens into

Reception Hallway

with a large understairs storage cupboard, wall mounted radiator and door into the

Living Room

having feature stone fireplace with woodburner fitted, 2 wall mounted radiators, sliding door opening onto patio in the rear garden and windows to front and rear elevations.

Kitchen

Having lovely, tiled floor and a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant worksurfaces and tiled splashbacks. There is an integrated four ring electric hob, oven, dishwasher, fridge freezer and washing machine. A beautiful stone feature fireplace with open fire, wall mounted radiator and windows to front and rear elevations. In here is also the Worcester Bosch gas fired boiler and door then into the

Passage

Which provides access to the rear garden with a tiled floor matching that of the kitchen and door into



Wet Room

Having suite in white of wc and pedestal wash hand basin, electric shower, wall mounted radiator, extensively tiled walls and window to rear elevation.

Staircase rises to the

First Floor Landing

With wall mounted radiator and two windows to frontage

Bedroom 1

Having a beautiful stone feature fireplace with a gas fire fitted, wall mounted radiator and window to rear elevation.

Bathroom

Having wc, pedestal wash hand basin and bath with shower fitted, wall mounted radiator, window to rear elevation and door into large storage cupboard with shelving fitted.

Bedroom 2

Having a range of fitted wardrobes with hanging rail and shelf, 2 wall mounted radiators and windows to front and rear elevation.

Staircase then rises to

2nd Floor Landing

Which provides an ideal study space, enjoying lovely character beams, wall mounted radiator and window to frontage. Door then leads into

Bedroom 3

Having lovely beams, wall mounted radiator and window to frontage

Attic Room

Which provides a fantastic hobby space or storage, wall mounted radiator and window to frontage with light and power.

Outside

The property enjoys a lovely rear garden with doors opening onto large patio ideal for summer dining. The remainder of the garden is laid to lawn with some raised beds and borders. Boundaries are denoted by stone walling aiding privacy. Gate then leads down onto a sun terrace next to the river, which has a lovely outlook across Whitcliffe, Bringewood and surrounds.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are double glazed, Broadband speeds Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.



Local Authority

Shropshire Council

Council tax Band - C

Agents Note

1. Flood Risk is Medium
2. The property flooded in 2020, the insurance company have settled and there is now a range of flood defences fitted to the property and all electrics have been raised on the ground floor accordingly.

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 or visit our web site at www.samuelwood.co.uk

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

Referrals

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.

Directions







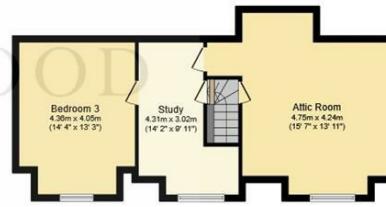
Floor Plans



Ground Floor



First Floor



Second Floor

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

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