

SAMUEL WOOD

38 Rock Lane, Ludlow, Shropshire, SY8 1ST

Offers In The Region Of £220,000









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A well-presented and practical three-storey detached two-bedroom house, ideally situated in the popular and historic town of Ludlow, offering an excellent opportunity for first-time buyers, investors or those seeking a manageable home for retirement. The property benefits from private parking, a garage and a low-maintenance garden, together with the considerable advantage of an external stair lift providing easy and convenient access to the front door.

- 2 Bedroom Detached House
- Garage & Parking
- UPVC Double Glazing
- Low Maintenance Garden

The accommodation is thoughtfully arranged over three floors. On entering, the reception porch leads through to a welcoming kitchen/breakfast room, providing a practical and sociable space for everyday living and dining. A useful WC is also located on this level, with the staircase rising to the first floor.

The first floor provides a comfortable living room, with glazed doors opening directly onto the garden, creating a pleasant connection between the house and outside space. Also on this floor is a bathroom with hip gated bath incorporating a shower, making this level particularly practical for day-to-day living. The staircase continues to the second floor, where there are two well-proportioned double bedrooms, together with a further WC conveniently positioned off the landing. The layout offers flexibility for those requiring guest accommodation, a home office or simply two generous bedrooms.

Outside, the property enjoys a low-maintenance garden, ideal for relaxing or entertaining without the burden of extensive upkeep. Steps lead to the front entrance, where the external stair lift provides particularly useful accessibility. The property also benefits from a studio/pod, offering valuable additional space for hobbies, storage or home working. A garage with light and power provides secure storage or practical workshop automotive space, complemented by a private parking space to the front.

Services: We understand that the property has mains electric, electric heating (no longer gas), mains water and mains drainage.

Broadband Speed: between 17 and 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. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

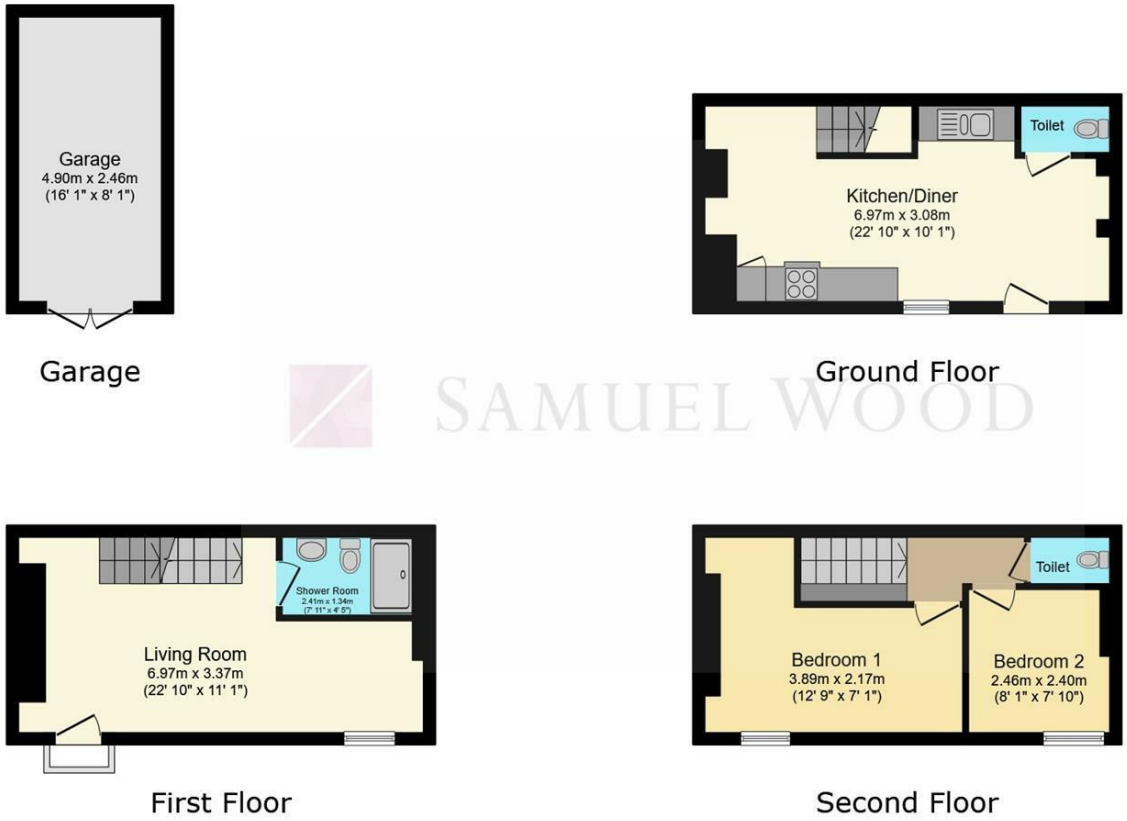








Floor Plans



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Total floor area: 82.4 sq.m. (887 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

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.