



54 Sidney Road, Ludlow, Shropshire, SY8 1SH

Offers in the region of £245,000



Holters
Local Agent, National Exposure

54 Sidney Road, Ludlow, Shropshire, SY8 1SH

An extended, semi-detached house located approx. 0.5 miles from Ludlow town centre, offering 3 bedrooms, 2 reception rooms, 2 bathrooms, off road parking, a rear garden and distant countryside views.

Key Features

- Extended, Semi-Detached House
- Well Maintained Accommodation
- 3 Bedrooms
- 2 Reception Rooms & 2 Bathrooms
- Useful Porch, Downstairs W.C & Utility
- Rear Garden
- Driveway Providing Off Road Parking
- Distant Countryside Views From First Floor
- Neighbouring Green/Park
- Approx. 0.5 Miles from Ludlow Town Centre

The Property

No.54 Sidney Road is an extended, well maintained, 3 bedroom, semi-detached house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside, near to the Welsh/English border and is positioned approximately 0.5 miles from the historic town centre with its many independently owned facilities.

Originally built circa 1970's and situated in a popular residential area made up of a number of other similarly aged homes and neighbouring a green, which is ideal for children or pets to run around and play in, No.54 Sidney Road offers 3 bedrooms, 2 reception rooms, 2 bathrooms, a utility, W.C and front porch. Outside, a driveway provides off road parking, as well as a rear garden, while distant countryside

views to the front and side can be enjoyed from the first floor.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of an entrance porch, hallway with stairs rising off to the first floor, a living room complete with wood flooring and a feature wood-burning stove, a downstairs W.C, a utility housing the 'Worcester' combi boiler and an open-plan kitchen diner, which has wall-length patio doors leading out to the rear garden. A further door from the utility provides access out to the rear. On the first floor, the landing area gives way to the bathroom, a separate shower room and all 3 bedrooms, which all benefit from built-in wardrobes/cupboards. The front 2 bedrooms and landing area enjoy panoramic views over neighbouring rooftops and towards the distant countryside.

Outside, at the front a driveway provides off road parking for 2 vehicles, while a side passage and gate allows access into the tiered rear garden, which has paved steps, well-defined fenced boundaries, lawned and hard-standing sections, flowered beds, a variety of mature shrubs and specimen trees and a pathway which leads up to the end of the garden where there are 2 useful storage sheds. The larger, brick built

shed/workshop has power and lighting. A further storage shed is found alongside the rear extension.

No.54 Sidney Road could be an ideal dwelling for a variety of buyer types including a family looking for their perfect home, relocating or downsizing purchasers seeking to be closer to the town centre facilities, or first time buyers looking to make that all important first step onto the property ladder.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to



reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles
- Telford - 29 miles

What3words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

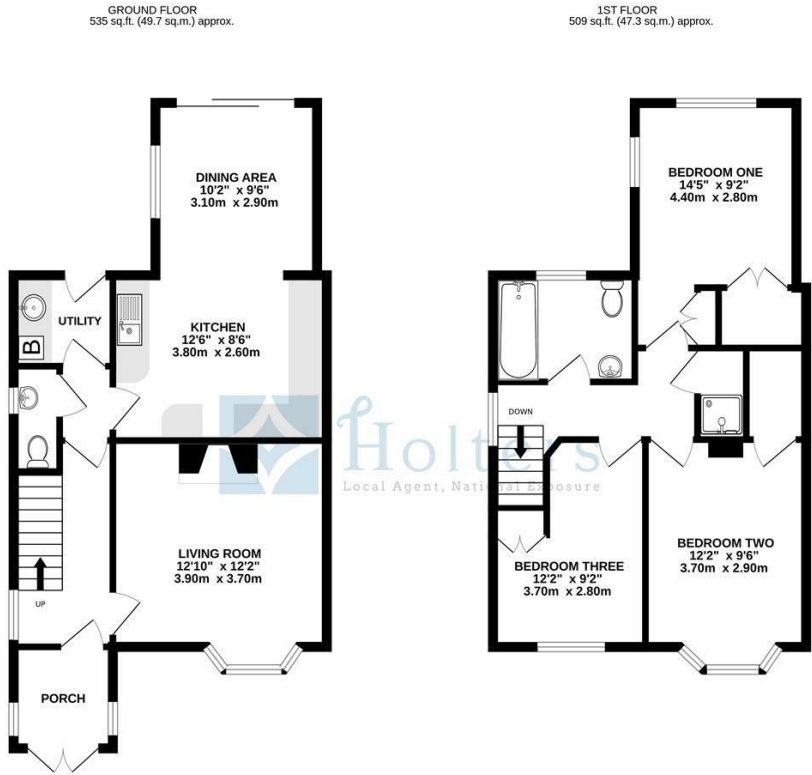
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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