



SAMUEL WOOD

Sunnyside, 21 Julian Road, Ludlow, Shropshire, SY8 1HA

Offers Over £250,000





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This 3 bedroom semi-detached cottage sits in a mature and desirable street within easy reach of Ludlow's town centre. Outside the property has a detached garage, gravelled driveway, with gardens to front and rear. Accommodation benefitting from gas fired heating includes: Conservatory, Sitting Room with woodburner, Dining Room, Kitchen, Rear Porch, wc, First Floor Landing with 2 double Bedrooms, dressing room and Bathroom. No onward chain. EPC Rating D



- 2 Bedroom semi-detached cottage
- Desirable and select street
- Easy reach of town centre
- Double Garage and Driveway
- Mature Gardens
- No onward chain

The property is accessed into

#### **Conservatory 15'3" x 7'10" (4.67m x 2.40m)**

Being of upvc construction with polycarbonate roof, upper glazed door then opens into the

#### **Dining Room**

With window to frontage, feature fireplace with flame effect gas fire and wooden surround. To the side are period fitted cupboards with shelving.

#### **Living Room 18'5" x 9'6" (5.62m x 2.92m)**

Having window to conservatory and further corner window to rear. Attractive fireplace with woodburning stove fitted.

#### **Inner Hallway**

With double doors into understairs storage cupboard and pantry cupboard with shelving housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. There is also space and plumbing for a dishwasher.

#### **Kitchen**

With window to rear elevation, fitted with a range of matching units that include base cupboards, wall cupboards and drawers, 1½ bowl sink unit, planned space for cooker and fridge. Opening through into

#### **Rear Porch**

With door and windows to rear garden. Partitioned off here there is a

#### **Small Cloakroom**

With wc and wash hand basin in white.

#### **First Floor Landing**

With doors off to

#### **Bedroom 1**

With window to frontage, access to roof space and fitted wardrobe cupboard to the side of the chimney breast.

#### **Bedroom 2**

With window to frontage, double doors into wardrobe cupboard with hanging rail and shelf.

#### **Dressing Room/ Small Bedroom**

With window to rear side, fitted shelves, hanging rail and shelving.

#### **Bathroom**

With window to rear elevation, suite in white of wc, pedestal wash handbasin, panelled bath, separate shower cubicle with shower fitted and door into shelved cupboard.

#### **Outside**

The property is approached onto a Cotswold stone gravelled driveway, here there is a detached doubled garage having up and over door, light and power fitted, personal door to rear side and there is some additional storage and racking fitted. Off the driveway slab pathway then leads up to the cottage passing generous and mature gardens laid to lawn with a selection of mature trees and shrubs. Pathway then continues along to the side of the property to the rear, where there is a small rear garden paved for ease of maintenance.

#### **Agents Note**

1. The property has the benefit of a gravelled driveway and a detached garage. However, there is not a drop down curb onto the road. Planning consent was granted for the erection of the garage in 2001.
2. As is common with older properties there is a right of access over the properties rear garden and through the frontage back in for the benefit of the adjoining cottage.

#### **Services**

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators. Broadband speeds - Basic 16 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps, Flood Risk – None.

#### **Local Authority**

Shropshire Council  
Tax Band - B

#### **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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

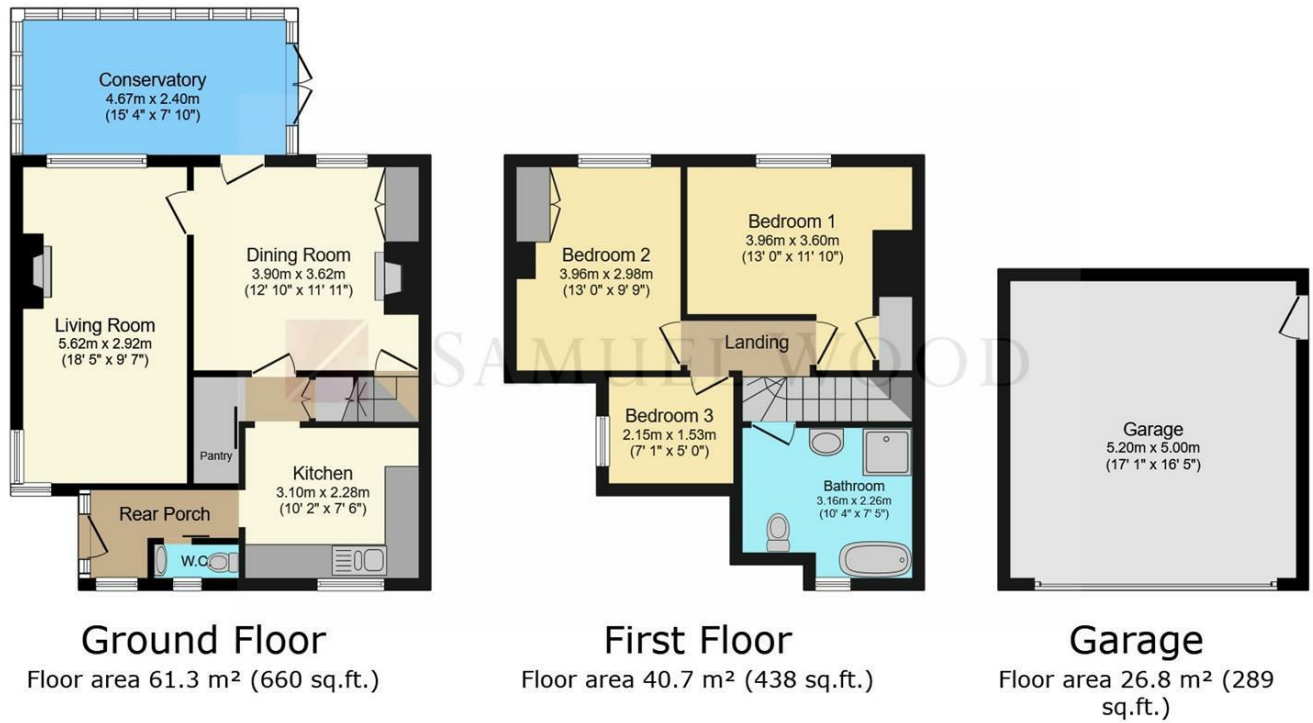
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### **Referrals**

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Floor Plans



TOTAL: 128.8 m<sup>2</sup> (1,387 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)

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