



Holters

Local Agent, National Exposure

Swallowfield, Sheet Road, Ludlow, SY8 1SE

Offers in the region of £235,000



Holters

Local Agent, National Exposure

Swallowfield, Sheet Road, Ludlow, SY8 1SE

Swallowfield is a detached, three-bedroom bungalow situated close to Ludlow town centre offering two reception rooms, front & rear gardens, off road parking, distant views towards Whitcliffe and no upward chain.

Key Features

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Well Maintained
- Front & Rear Gardens
- Off Road Parking
- Fully-Owned Solar Panels
- Distant Views Towards Whitcliffe
- Available with No Upward Chain
- Approx. 1/3 of a Mile from the Town Centre

The Property

Introducing Swallowfield, a well-presented detached three-bedroom bungalow located just a third of a mile from Ludlow's historic town centre. Ideally positioned for convenient access to the town's wide range of amenities including shops, supermarkets, schools, leisure facilities and the railway station, this well-proportioned home offers two reception rooms, front and rear gardens, and off-road parking for up to three vehicles. Enjoying distant frontward views towards Whitcliffe and Mortimer's Forest, the property is available with no upward chain and further benefits from fully-owned roof solar panels as well as UPVC double glazed windows and external doors, enhancing both its energy efficiency and ease of maintenance.

Internally, the accommodation is arranged over one level and enjoys a comfortable, easy-flowing layout throughout. The entrance hall provides access to all principal rooms, including the bright and spacious living room, which features a large bay window that

beautifully frames views towards Whitcliffe and allows plenty of natural light into the space. This room provides an inviting setting for both relaxation and entertaining. Set to the rear, the kitchen offers a good range of matching base and wall units, generous worktop space and room for appliances. From here, a door opens into the conservatory, providing a superb second reception area with views across the rear garden. Offering direct access outside, it is an ideal spot to enjoy the sunshine or use as a dining space. There are three bedrooms in total, all of good proportions and neatly presented. The main bedroom comfortably accommodates a double bed and furnishings, while bedroom two is another generous double with a pleasant rear aspect. Bedroom three provides flexibility as a single bedroom, home office or hobby space. A shower room and a separate W.C off the second reception room complete the internal layout.

Approached from the roadside, a tarmac driveway extends alongside the bungalow providing ample off-road parking and access to the rear garden. A short gated pathway leads through the attractive front garden, which is mainly laid to lawn, along with established shrubs and enclosed by neatly trimmed hedging and a low brick wall, while the front aspect offers a pleasing outlook across the town towards Ludlow's iconic St. Lawrence's church tower. To the rear, the property's garden has been designed for easy upkeep, with a combination of paved patio areas, raised

planting beds and offering plenty of scope for outdoor seating, entertaining or light gardening. A timber garden shed provides useful storage, and secure boundary fencing ensures the space remains both private and practical.

Swallowfield combines efficiency, comfort and convenience in equal measure. Offering generous parking, manageable gardens, pleasant views and well-maintained internal accommodation, this detached bungalow, available with no upward chain, provides an excellent opportunity for those seeking to be within easy reach of Ludlow's vibrant town centre.

The Location

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, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre 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

Electric heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C

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

WhatWords

///closet.discusses.coconut

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 (AML) checks on all prospective purchasers verifying the customer's identity using biometric

identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

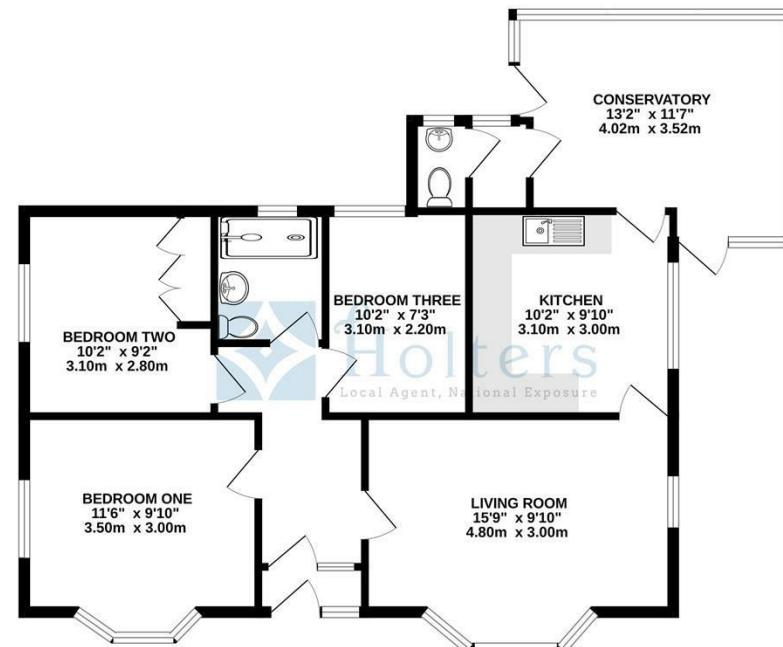
Wayleaves, Easements and Rights of Way

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 vendors 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.

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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 inaccuracy. This plan is for illustrative purposes only and should not be relied on as being accurate. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Made with Meropia 2000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



 **Holters**
Local Agent, National Exposure



 **Holters**
Local Agent, National Exposure



 **Holters**
Local Agent, National Exposure



 **Holters**
Local Agent, National Exposure