

Holters

Local Agent, National Exposure

**43a Stanton Road, Ludlow, SY8 2PF**

**Offers in the region of £267,500**



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## 43a Stanton Road, Ludlow, SY8 2PF

Stand to attention for this extended, 4 bedroom, semi detached home on Stanton Road. Well presented, with a superb kitchen/diner and a lovely lounge .....oh and there is plenty of parking and a west-facing garden too!

### Key Features

- Extended, Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Well Presented Accommodation
- Family Bathroom and Separate Wet Room
- Low Maintenance, West-Facing Rear Garden
- Driveway Parking
- Popular Residential Location
- Approx. 1 Mile Walk to the Town Centre

### The Property

No.43A Stanton Road is a well presented, extended, semi-detached house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned on the edge of Ludlow approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built circa 1980s and tucked-away in a popular cul-de-sac made up of a number of other similarly aged homes, No.43A Stanton Road has been lovingly maintained by the current owners over recent years and offers spacious accommodation with 4 bedrooms, 2

reception rooms, 1 bathroom and a wet room/W.C. The property has UPVC double glazed windows and external doors, while outside there is a driveway providing off road parking and a low maintenance, west-facing rear garden.

Inside, the spacious accommodation is well laid out for a family. There is plenty of reception space, starting at the front in the living room, which has an electric fire to create a cosy ambiance. From there the hallway, which has an under stairs storage cupboard, takes you through to the kitchen/diner, which is a particular feature of this home. It is a good size with space for a sofa and dining table and chairs, while the kitchen area is fitted with a range of cupboards and integrated appliances, to include a dishwasher, fridge freezer, oven, hob and a washing machine. Also off the hallway is the reception porch and useful wet room/W.C. Upstairs there is no shortage of space either and you will find lots more storage in the loft and airing cupboard. There are 4 bedrooms of varying sizes, while completing the accommodation we have the family bathroom which is appointed with a panelled bath, W.C and wash basin.

Outside and at the front of the property you have sizeable driveway allowing parking for at least a couple

of vehicles, a long with a lawned front garden. At the rear, there is a west-facing, low maintenance garden which is accessed from either the side passage/gate or the kitchen/diner. This lovely little suntrap has fenced boundaries and consists of a paved patio with a decked seating area, a useful shed and a level lawn.

### 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

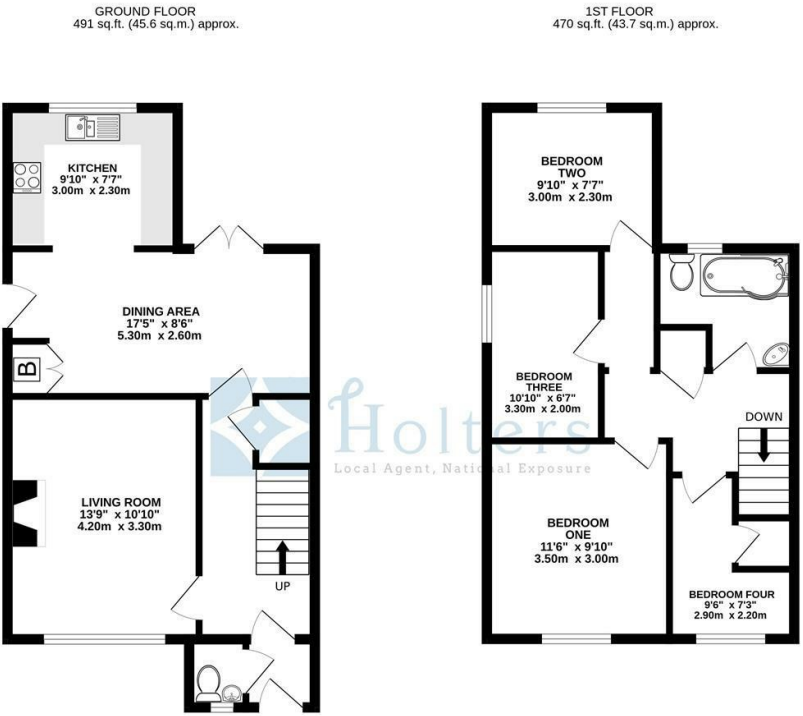
Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered 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

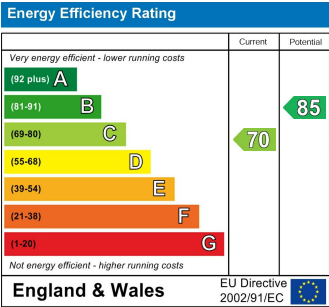
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx. While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 operating or efficiency can be given. Made with Metaplan 05025







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