



29 Poyner Road, Ludlow, SY8 1QT

Offers in the region of £240,000



Holters
Local Agent, National Exposure

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Well-maintained two-bedroom semi-detached bungalow situated in a popular residential location, approximately half a mile from Ludlow town centre. Offering two reception rooms, a south-facing rear garden, garage, off-road parking for two vehicles and available with no upward chain, this delightful home is ideal for those seeking convenient single-storey living.

- Semi-Detached Bungalow
- Well Maintained Accommodation
- Approximately 0.5 miles From Town Centre
- Garage
- 2 Bedrooms
- South Facing Rear Garden
- Off-Road Parking for 2 Vehicles
- 2 Reception Rooms
- Popular Residential Location
- Available with No Upward Chain

The Property

Introducing 29 Poyner Road, a well-maintained semi-detached bungalow situated within a popular residential location, approximately half a mile from Ludlow's historic town centre. Offering well-proportioned accommodation throughout, the property includes two bedrooms, two reception rooms, a shower room, a garage and off-road parking for two vehicles. Enjoying a south-facing rear garden and available with no upward chain, this delightful home is ideally suited to those looking to downsize, retire or simply enjoy single-storey living within easy reach of the town's excellent amenities.

Inside, the accommodation is well laid out and flows naturally from the central entrance hallway. Positioned to the rear of the property, the sitting room is a bright and welcoming space centred around an attractive electric fireplace, while the adjoining conservatory provides a superb second reception room overlooking the rear garden and offering direct access outside, making it an ideal spot to relax or entertain throughout the year. The

kitchen is fitted with a range of matching base and wall units, offering ample worktop space and room for appliances. There are two well-proportioned bedrooms, with Bedroom one enjoying a front aspect, while the second bedroom offers flexibility as a guest bedroom, dining room or home office if required. Completing the accommodation is a modern shower room.

Outside, the property is approached via a driveway providing off-road parking for two vehicles and leading to the attached garage. To the rear, the enclosed south-facing garden is a particular feature of the property, enjoying a high degree of privacy and benefitting from a paved patio adjoining the bungalow, ideal for outdoor dining during the warmer months. Beyond this, the south facing rear garden is mainly laid to lawn with well-stocked borders, mature shrubs and specimen planting. While it would now benefit from being cut back and tidied, it offers excellent potential to create an attractive and manageable outdoor space.

Available with no upward chain, 29 Poyner Road presents an excellent opportunity to acquire a well-cared-for bungalow in one of Ludlow's established residential areas. Conveniently located within easy reach of the town centre, this attractive home will appeal to a wide variety of purchasers seeking comfortable accommodation, generous outside space and the convenience of single-storey living.

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

Electric storage heaters.

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 910MB. Interested parties are advised to make their own enquiries.

What3Words

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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

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.

Referral Fees

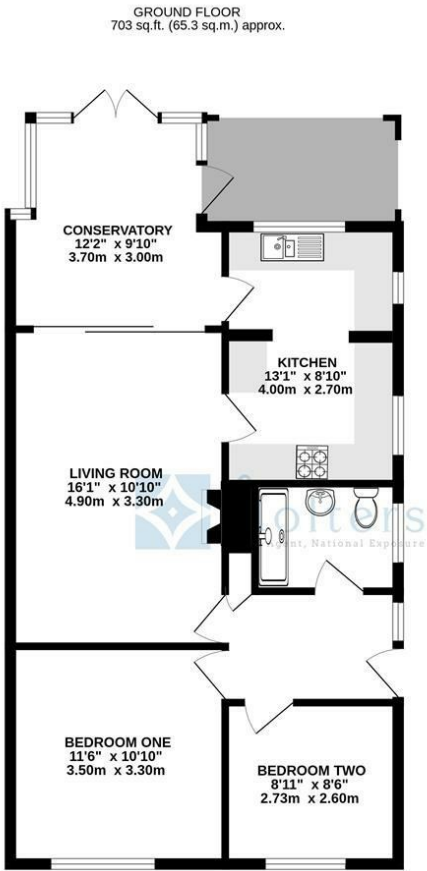
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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: 703 sq.ft. (65.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

