



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LANSDOWNE

HENLEY ROAD, LUDLOW, SHROPSHIRE, SY8 1QZ

GUIDE PRICE
£275,000



**A DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL LOCATION
WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

- KITCHEN
- TWO RECEPTION ROOMS
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM
- BATHROOM WITH SEPARATE WC
- LARGE GARDENS
- GARAGE & WASH HOUSE
- AMPLE OFF ROAD PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Ludlow – 0.7 mile, Tenbury Wells – 10 miles,
Leominster – 12 miles, Bridgnorth – 18 miles,
Kidderminster – 22 miles, Hereford – 25 miles,
Shrewsbury – 29 miles, Worcester – 32 miles,
Birmingham – 41 miles.

DIRECTIONS

From the traffic lights at the top of Corve Street head north on the B4361 and after 0.5 mile turn right onto the Bromfield Road signed Kidderminster/Bridgnorth and after 0.2 mile at the mini roundabout take the second exit (bear right) onto New Road signed Kidderminster/Bridgnorth /Cleobury Mortimer. Proceed for 0.3 mile and at the next mini roundabout keep straight onto Henley Road. The property is the second on the left hand side after St Peter's Catholic Church as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular residential area within walking distance or a short bus ride of all of the historic town's amenities and attractions.

Lansdowne is a spacious detached family house constructed in the interwar period of rendered brick elevations under a clay tiled roof. The house is set back on its generous plot and benefits from double glazing, gas fired central heating, a garage, parking and large gardens. There is scope for further improvement at the property and the potential to build an extension to the rear to provide additional living accommodation with the opportunity for a larger kitchen/dining area, subject to the necessary planning permissions being obtained.

ACCOMMODATION

An inset open porch with a partially glazed front door opens into the entrance hall. The spacious sitting room has a bay window and a gas fire in a stone surround. The kitchen has a tiled floor, a range of wood base and wall units, a stainless steel sink/drain, space for a cooker and fridge/freezer, plumbing for a slimline dishwasher, a Halstead boiler, and an understairs larder cupboard. An archway leads through to the dining room which has French doors to outside. The lean to utility room off the kitchen has plumbing for a washing machine, space for a tumble drier and doors to the front and rear gardens. An external covered walkway leads to the wash house which has a Belfast sink and wc.

Stairs rise up from the entrance hall to the first floor landing. There are two double bedrooms, one of which has a built in cupboard; and a third bedroom. The bathroom has a bath with a Mira Jump shower over, a pedestal basin and an airing cupboard with shelving; off the landing is a separate wc.

OUTSIDE

The driveway curves around the front garden which has a lawn with hedge borders and provides parking space for several cars leading to the attached garage which has a metal up and over garage door, power, light and a door to the rear garden. The generous rear garden is mostly laid to lawn with a patio entertaining area adjacent to the property. The garden is split by timber trellises which host attractive climbing roses.

SERVICES

Mains water, drainage, electricity and gas are connected.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

N.B. The property is currently let on an Assured Shorthold Tenancy which is due to end on 15th August 2017.

MORTGAGES

For a mortgage calculation visit:

www.nickchampion.co.uk

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

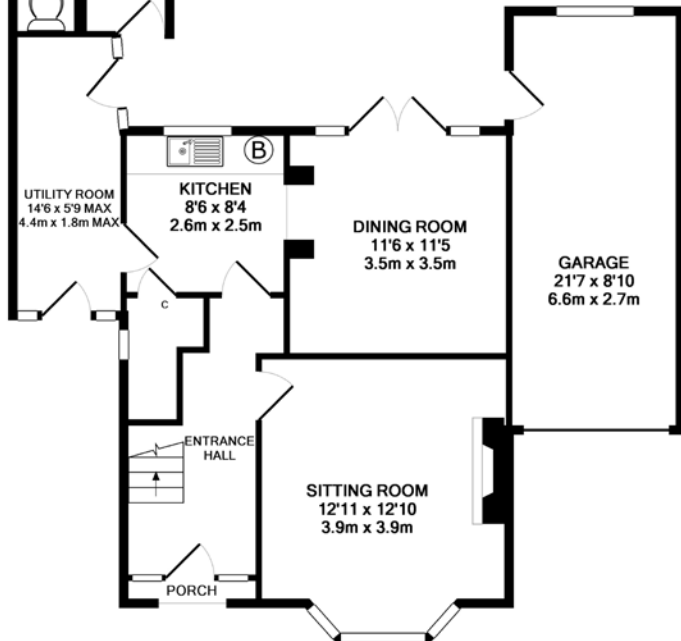
Photographs taken on 21st June 2017.



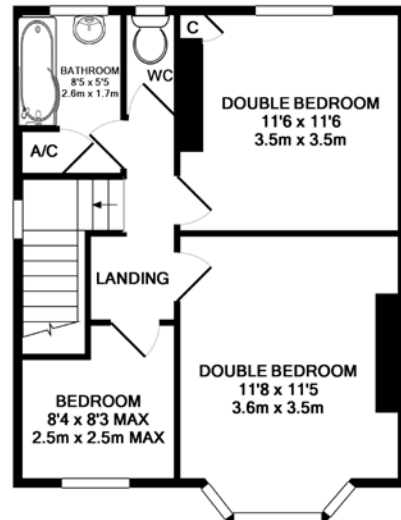




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



FIRST FLOOR

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.