



Holmlea, Henley Road, SY8 1QZ
Price £350,000

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Holmlea, Henley Road

Holmlea is a charming and characterful semi-detached family home situated on the edge of the desirable historic market town of Ludlow. With its convenient setting on Henley Road, this property offers the perfect blend of modern comfort and convenience, making it an ideal home for families seeking a peaceful and convenient lifestyle.

Ludlow is renowned for its historic charm and vibrant community. Holmlea is located near local amenities, within walking distance of the town centre, including shops, restaurants, and schools. The area is well-connected with excellent transport links, providing easy access to surrounding towns and cities.

FEATURES

- Beautifully Presented Semi-Detached Home
- Near Town Centre
- Three Bedrooms, Two Reception Rooms
- Enclosed Rear Garden
- Superb Detached Garden Room
- Ample Off-Road Parking For Four Vehicles
- Integral Garage

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Description

As you enter Holmlea, you are welcomed by a spacious entrance hall leading to a wet room comprising modern suite in white of wash basin, W.C. and shower area. The ground floor boasts a separate dining room featuring cast iron fireplace and wooden flooring, large windows bring an abundance of natural light into the room. The large living room is bright and airy with a traditional fireplace, bay window and double doors out to the garden. The open plan arrangement leads seamlessly into a modern well-equipped kitchen, with ample storage, built-in appliances including gas hob, electric oven and planned space and plumbing for dishwasher and further space for a fridge / freezer. Doors lead from this room to the garage, and out to the rear patio.

Stairs ascend from the hall to the first floor landing, with window to side and a cupboard housing the Worcester gas-fired combi boiler. The first floor comprises three generously sized bedrooms, each with its own unique character. The master bedroom features built-in wardrobes, a bay window to rear elevation overlooking the garden and a feature fireplace. Bedroom two benefits from roof top views to the surrounding hills and a feature fireplace. All bedrooms share a stylishly appointed family shower room, with contemporary suite in white comprising pedestal wash basin, large double shower cubicle with shower fitted and W.C. A large loft provides further options, with a folding drop-down ladder to the landing, this room is fully carpeted with light, power and a velux double glazed roof window.

Outside and Garage

Holmlea benefits from a beautifully landscaped rear garden, enclosed with boarded fences for privacy. It boasts a large paved seating area abutting the property, leading up a step to three circular lawned

sections with attractive flower and herbaceous borders. A further paved seating area is located at the top of the garden. Additionally, there is a small raised decked area with a garden shed and the wonderful large detached garden room.

To the front, the property features a spacious tarmac frontage with off-road parking for four vehicles, a well-established flowering border with box hedging, and fenced and brick wall boundaries. The garage, accessed through double doors, includes a large Velux double-glazed roof window, loft storage access, a tiled floor, and a range of kitchen units with both base and wall cupboards. Having space and plumbing for a washing machine and room for two additional appliances. A door provides access to a cupboard under the stairs.

Garden Room

This versatile space is perfect for a home office, gym, snug or games room. It features light and power fittings, a large picture window overlooking the garden, double doors leading outside, and an additional window at the front. The room also includes an air conditioning unit that doubles as a heat source in winter.

Services

We understand mains electricity, mains water, mains drainage and mains gas are connected. Gas-fired heating to radiators, windows are uPVC double glazed. Flood Risk - Very Low

Broadband Speeds

Predicted broadband services - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Local Authority

Shropshire Council
Tax Band: C

Tenure

We understand the property is Freehold.





Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

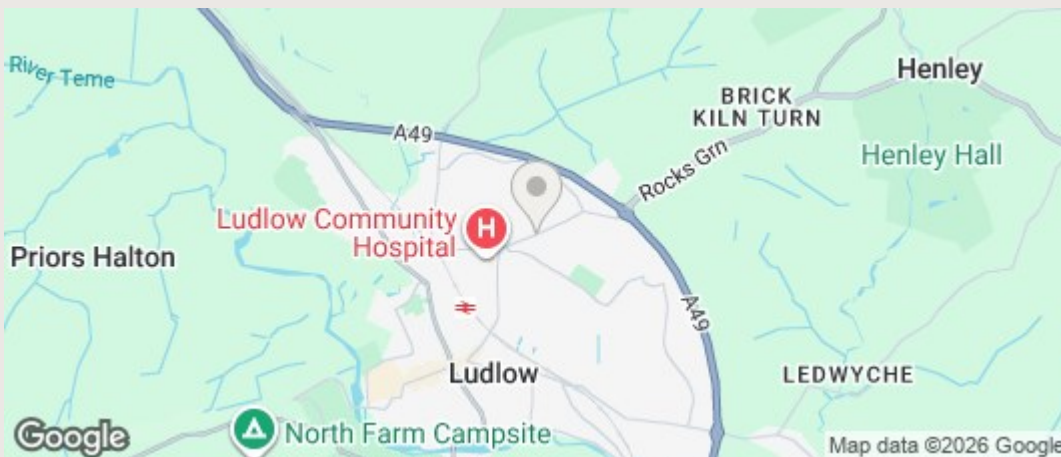
Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874450
Email: ludlow@cobbamos.com



DIRECTIONS

From Ludlow town centre, head along Corve Street to the traffic lights and turn right into Station Drive. At the top of Station Drive turn left into Gravel Hill. At the top of Gravel Hill turn right into Henley Road. Holmlea is found on the left hand side of the road, identified by the agents For Sale board.







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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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