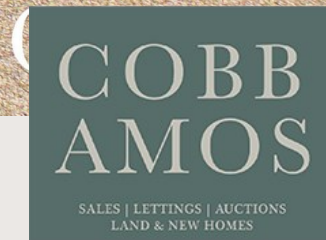




**17, Sheet Road, Ludlow, SY8 1LR**  
**Offers Over £400,000**



# 17 Sheet Road Ludlow

Cobb Amos bring to market this well presented three bedroom property. Thoughtfully designed throughout, the property provides spacious and flexible accommodation, ideal for modern family living.

- Three Bedroom
- Large Driveway
- Outbuildings
- 'L' Shaped Living/Dining Room
- Annex Potential
- Side and Rear Gardens
- Must View Property

## Material Information

**Offers Over** £400,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** E

**EPC:** D (65)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

## Introduction

This attractive and versatile home is approached via a secure gated entrance, offering both privacy and a welcoming first impression. Thoughtfully designed throughout, the property provides spacious and flexible accommodation, ideal for modern family living.

## Property Description

Upon entering, you are greeted by a reception hallway featuring an open staircase rising to the first floor. To the left, there is a convenient downstairs WC. The kitchen is stylishly fitted, The kitchen includes an integrated below counter fridge and an integrated below counter freezer. A bright breakfast area sits at the far end of the kitchen, benefiting from windows on two elevations, allowing for plenty of natural light. Adjacent to the kitchen is a generous utility room, enhancing the practicality of the home and providing direct access to the outside.

The L-shaped living and dining room is exceptionally spacious, with double doors opening onto the garden. A multi-fuel wood burner with a brick surround creates a cosy focal point, there is the addition of the dining area.

The property also offers excellent annexe potential on the ground floor. A door from the sitting room leads to a well-appointed shower room and a large double bedroom with its own sitting area. This space could function as a self-contained annexe, an additional reception room, or guest accommodation, with the benefit of a separate external entrance and the option to secure it from the main house.

Upstairs, there are two generously sized bedrooms, both benefiting from excellent eaves storage. The principal bedroom features an en-suite bathroom fitted with a corner bath, separate shower, WC, and wash basin. A separate family shower room serves the second bedroom.

## Outside and Parking

The property is accessed via an upgraded resin driveway providing ample off-road parking for several vehicles, along with a detached large garage/workshop. To the front, there is a lawned garden bordered by fencing and well-stocked flower beds with mature shrubs.

To the rear, a large patio area with access to the L Shaped garage/workshop along with an additional summerhouse. The formal garden is mainly laid to lawn and complemented by raised beds, and secure fencing for privacy.

## Location

The property is situated in a desirable setting, offering a balance of peaceful surroundings and convenient access to local amenities, transport links, and Ludlow.

## Services and Tenure

Details regarding services, utilities, and tenure should be confirmed by the selling agent or legal representative.

## 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 checks.

## Local Authority

Shropshire Council

## DIRECTIONS

