



MARK WIGGIN
ESTATE AGENTS



Comus

7 Bromley Road, Ludlow, Shropshire, SY8 1QY



A wonderful detached property with a garage situated on a sought-after private road in the heart of Ludlow.

◆
Market Square 0.5 of a mile, Hereford 23 miles, Shrewsbury 28 miles
◆

Entrance hall | Kitchen/breakfast room | Utility room | Cloakroom | Sitting room | Dining room | Two double ground floor bedrooms | A further bedroom/office room
Extensive loft space | Garden | Patio | Garage | EPC: D

The Property

Comus is a superb detached property situated on a sought-after private road within walking distance to the town centre of Ludlow. The property offers level ground floor accommodation and boasts exceptional living space. Upon entering the property, there is a spacious entrance hall way. The dining room offers tremendous proportions and a large inglenook fireplace housing a gas burning stove. There is a large bay window enjoying a view over the front garden. The sitting room is light-filled with a double aspect. There are french doors accessing the front garden. There is a gas burning stove. The kitchen/breakfast room is fully fitted with integrated units and appliances including a fridge, a Neff double oven and an electric hob. Adjacent is the utility room offering further storage and

plumbing for washing facilities and leads to the cloakroom housing a WC. There are two double bedrooms on the ground floor which both offer superb proportions, in the master bedroom there are fitted wardrobes. A family bathroom services the ground floor with a bath and a separate shower. On the first floor, there is a further bedroom which could also be used as a home office if required. There is exceptional loft space providing ample storage accessed on the first floor.

Situation

Comus is situated on the private no-through road Bromley Road, which is just a half a mile walk from Ludlow Market Square. The vibrant market town of Ludlow offers all of the day-to-day amenities required including supermarkets, shops, pubs,

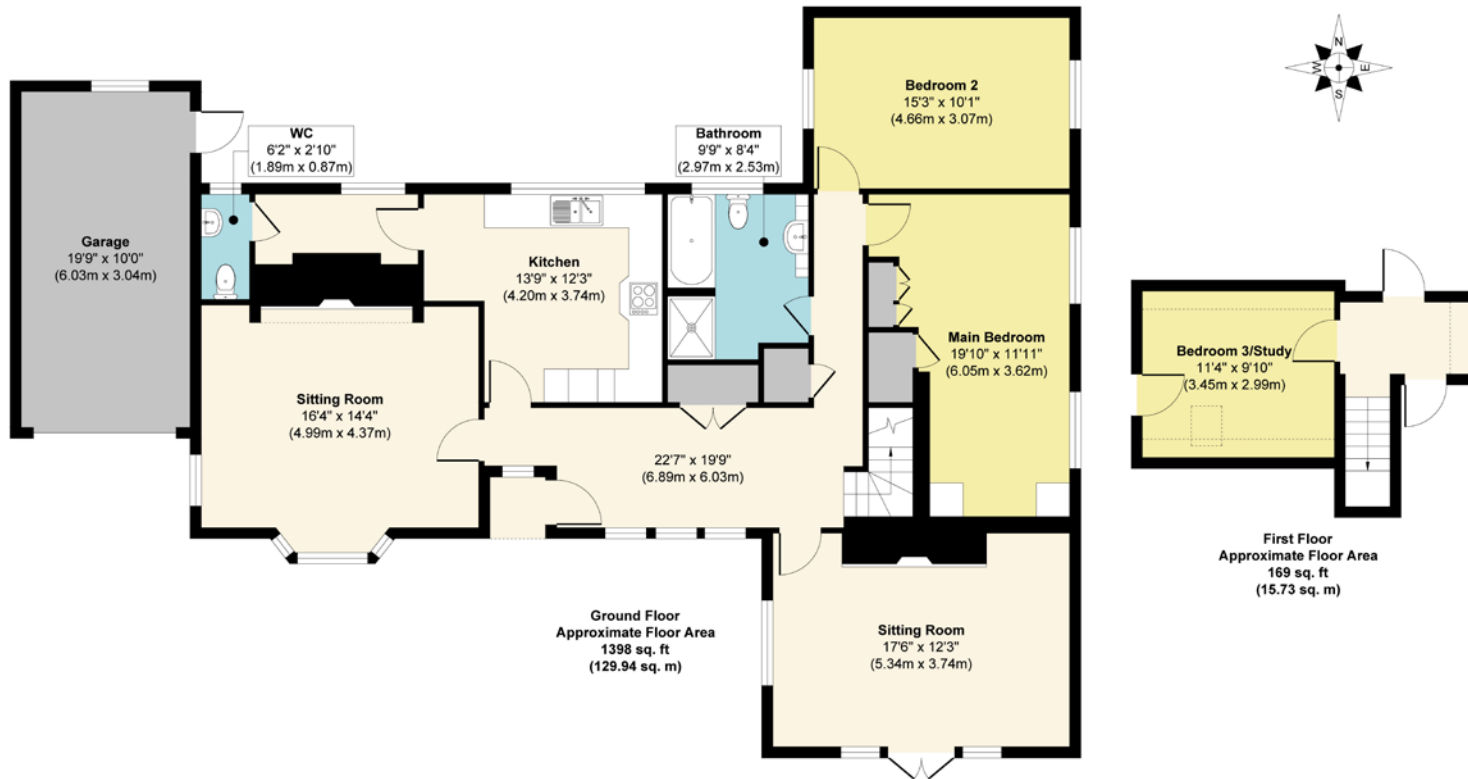
restaurants and much more. Schooling in the area is very good with primary and secondary schooling in Ludlow. For the private sector, Moor Park, Lucton School and Bedstone College are all within a reachable distance. Connections in the area are good with the train station being within walking distance and the A49 reached at a short distance.

Outside

The property offers garden space to the front and rear. The front is mainly laid to lawn with some well stocked herbaceous borders. The rear offers a patio area, ideal for seasonal al-fresco dining and entertaining. There is a private driveway leading to a single garage.



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Approx. Gross Internal Floor Area
Main House = 1567 sq. ft / 145.67 sq. m
Garage = 197 sq. ft / 18.33 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From our office, head towards Tower Street and proceed on to Gravel Hill. Continue for about 0.4 of a mile and turn right on to Bromley Road. Find 7 Bromley Road at the end of the road on your left hand side.

What3words - ///pixel.shrubbery.bothered

Local Authority: Shropshire Council.

Services: Mains water, electricity, gas and drainage.

Council Tax: Band E

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

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated November 2022. Photographs dated November 2022. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX