



3 Quality Square, Ludlow, Shropshire

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## 3 Quality Square, Ludlow, Shropshire SY8 1AR

A Grade II listed, 2 bedroom townhouse, full of character in the heart of Ludlow

Shrewsbury 30 miles, Hereford 24 miles,  
Kidderminster 24 miles, Birmingham 50 miles

Sitting room | Dining room | Kitchen | Cellar  
2 Bedrooms | Study area | Family bathroom  
EPC rating F

### The property

3 Quality Square is a splendid Grade II listed townhouse thought to date from the 16th century with later additions. The property is located just off Castle Square with its market, and features plenty of character including stone elevations, sash windows, original fireplaces and stripped wooden floorboards.

This property has planning permission for mixed use and has recently had a shop on the ground floor. There is a cellar which is accessed from the outside.

The accommodation is arranged across four levels, with the ground floor including a sitting room with panelled walls, a large sash window to the front and built-in shelving. The kitchen and dining room are located on the second floor, with the dining area providing space for a family dining table and the kitchen fitted with storage units to base and wall level, as well as space for a cooker.

There is one bedroom on the first floor, which could be used as a reception room with its fireplace, fitted with a woodburning stove. An additional bedroom is located on the third floor, as well as a landing area, which could be used as a study.

The shower room can be found on the second floor. The property does require modernisation throughout but has the potential to become a delightful and unique home in a highly sought-after position.

### Outside

The property is set on a quiet side street, which is accessed through a walkway between two Castle Square properties. Parking is available on-street along Quality Square.

### Location

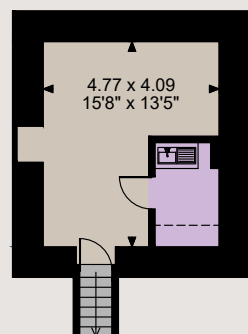
The beautiful and historic market town of Ludlow offers wonderful architecture and a rich history, and is a highly desirable place to live. It is set alongside the meandering river Teme and surrounded by some of the most evocative English countryside to be found (in the form of the Shropshire Hills Area of Outstanding Natural Beauty). Ludlow has all the day-to-day amenities, with good shopping options in its characterful town centre, as well as large supermarkets on its outskirts. The town also has a choice of schooling, including the independent Moor Park School and Lucton which is a short distance away. Ludlow is renowned for its great food and drink, with several excellent restaurants and pubs in the town, while every year the town plays host to the Ludlow Food Festival. A new event held annually is Live at Ludlow Castle with popular bands playing over a few dates each summer. The A49 provides connections to surrounding towns, while the nearby A456 provides access towards Kidderminster and onwards towards Birmingham and the M5.



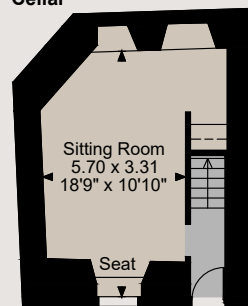




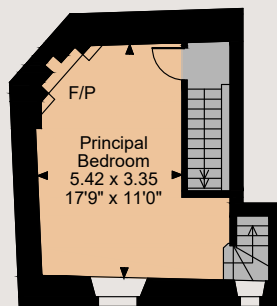
3 Quality Square, Ludlow, Shropshire  
Internal area 1,243 sq ft (115 sq m)



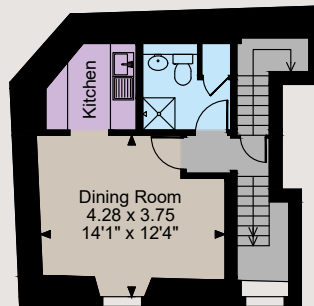
Cellar



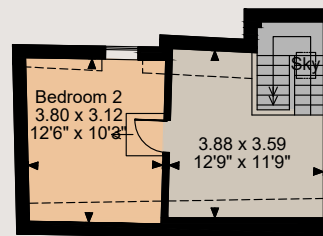
Ground Floor



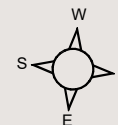
First Floor



Second Floor



Fourth Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

What3words:///budgeted.remix.earl

**Local Authority:** Shropshire

**Services:** Mains electricity, water and drainage. Electric central heating (new Fischer storage heaters).

**Council Tax:** Band C

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items available by separate negotiation.

**Tenure:** Freehold

**Agents notes:**

We understand that the property is subject to a flying freehold with number 2a Quality Square.

**Prospective purchasers are advised that they should make their own enquiries of the local planning authority**

**Guide Price:** £300,000

## Ludlow

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