



Holters
Local Agent, National Exposure

14 Ballard Close, Ludlow, SY8 1XH

Offers in the region of £335,000



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MOTIVATED SELLERS! A detached, modern house offering spacious and well presented accommodation, 4 bedrooms, 2 reception rooms, 2 bathrooms, a west-facing rear garden, driveway and an integral garage.

Key Features

- Detached Modern House
- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Well Presented & Spacious Accommodation
- New Kitchen, Bathroom & Windows Within Recent Years
- West-Facing & Sizeable, Rear Wildlife Garden
- Driveway & Integral Garage
- Located in a Popular Residential Cul-De-Sac
- Approx. 1 Mile From Town Centre

The Property

Introducing No.14 Ballard Close, which is a well presented, detached house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned towards the edge of Ludlow approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built in 1998 and part of a popular cul-de-sac made up of a number of other similarly aged and sized homes, No.14 Ballard Close has been upgraded and lovingly maintained by the current owners over recent years, who have overseen refurbishment works including a new kitchen, bathroom and en-suite, a new 'Worcester' boiler, electrical consumer unit and UPVC double glazed windows and side and rear doors. No.14

Ballard Close offers spacious accommodation with 4 bedrooms, 2 reception rooms, 2 bathrooms, kitchen, useful utility and a downstairs W.C. There is an integral garage, while outside there is a driveway providing off road parking and a sizeable, west-facing rear garden.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of an entrance hall with stairs rising off to the first floor and a storage cupboard underneath, a living room which has patio doors leading out the rear garden, the modern kitchen which has plenty of fitted units, a useful utility and a downstairs W.C. A door from the utility leads out to the side passage. On the first floor, the landing area gives way to all 4 bedrooms, the bathroom and an airing cupboard. 3 of the bedrooms benefit from built-in wardrobes, while bedroom one boasts having a private en-suite shower room.

Outside, at the front there is a lawned garden and parking available for a number of cars with potential to create more if required. The driveway leads to the integral garage, which has power and lighting and houses the 'Worcester' boiler. A side gate and passage allows access around to the west-facing rear garden, which is largely split between paved, lawned and planted areas. An organic, wildlife garden, which is perfect for horticultural enthusiasts and is stocked with a variety of mature shrubs and specimen trees and has well-defined

fenced boundaries. Adjoining the rear of the property is a covered decking, which poses as an ideal spot to unwind within the warmer months of the year.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles
- Telford - 29 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries.

Agents Note

Please note - The property has undergone considerable work since the last EPC score was calculated and we can only assume the rating has now been improved.

What3words

slimmer.media.rucksack

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

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

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of

which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



