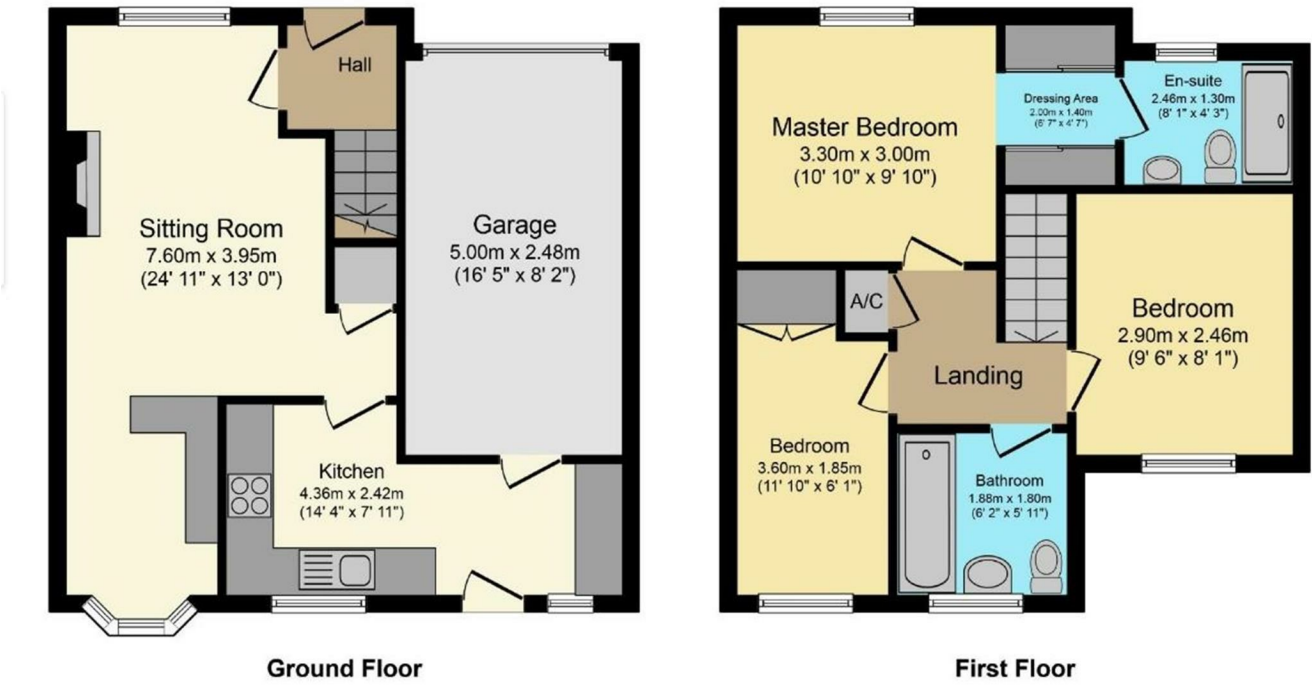


FOR SALE

9 James Close, Ludlow, SY8 1UH



FOR SALE

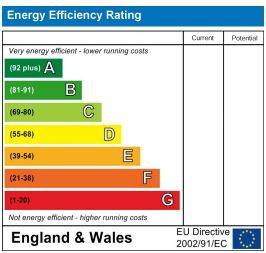
Offers in the region of £275,000

9 James Close, Ludlow, SY8 1UH

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This 3 bedroom end terraced house is located in a popular cul-de-sac on the eastern outskirts of Ludlow town. The property benefits from gas fired heating, driveway parking and has accommodation which includes: Reception Hall, Lounge/Dining Room, Kitchen, First Floor Landing with 3 Bedrooms, Master having dressing area and En-suite shower room and House Bathroom.




01743 236444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com





IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

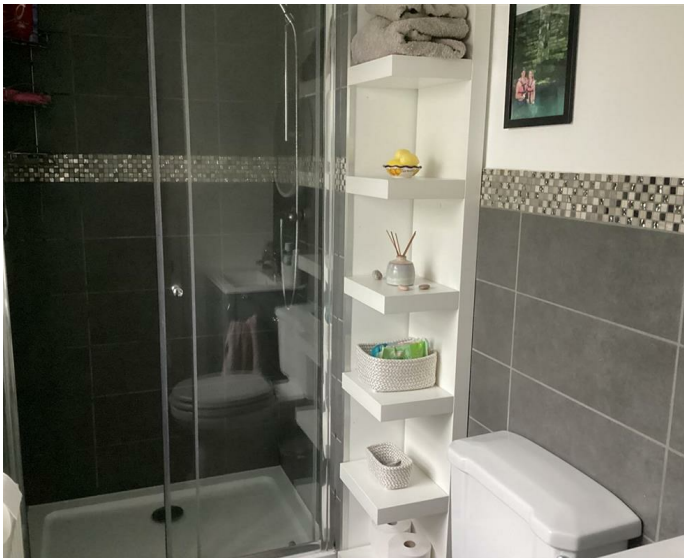


  
1 Reception Room/s

  
3 Bedroom/s

  
1 Bath/Shower Room/s

  
1 Bath/Shower Room/s



- Popular Residential Area
- Modern End Terrace House
- Well Appointed & Presented Accommodation
- Master Bedroom En-Suite & 2 Further Bedrooms
- Modern Kitchen & Utility Area
- Open Plan Living Room Dining Area
- Garage & Off Road Parking
- Enclosed Rear Garden

DIRECTIONS

SITUATION

DECRPTION

This 3 bedroom end terraced house is located in a popular cul-de-sac on the eastern outskirts of Ludlow town. The property benefits from gas fired heating, driveway parking and has accommodation which includes: Reception Hall, Lounge/Dining Room, Kitchen, First Floor Landing with 3 Bedrooms, Master having dressing area and En-suite shower room and Family Bathroom. EPC Rating - D

Canopied porch with front door opens into

ENTRANCE HALL

LIVING ROOM/DINING ROOM

This is a bright and comfortable space, benefitting from generous natural light and offering ample room for a variety of seating arrangements, making it an ideal setting for both everyday living and entertaining.

KITCHEN

Which has a range of matching units to include base cupboards, wall cupboards drawers and heat resistant work surfaces with tiled splash backs. Stainless steel sink, integrated 4 ring gas hob with extractor fan positioned above and oven below. Planned space for fridge, freezer and washing machine. In here you will also find the wall mounted gas boiler. Two double glazed windows to rear elevation and door into rear garden.

FIRST FLOOR LANDING

Having access to roof space and door into airing cupboard which houses the hot water cylinder and has shelving fitted.

BEDROOM ONE

Having window to the front, fitted carpet, archway into dressing area with two fitted wardrobes both having hanging rail and shelves

ENSUITE

Which includes a WC, vanity wash basin and large shower unit all in suite of white. Tiled floor and walls with double glazed window to frontage

BEDROOM TWO

With a double glazed window overlooking the rear garden and fitted carpet.

BEDROOM THREE

Having window to rear elevation. fitted carpet and double opening doors into fitted large wardrobe with hanging rail and shelf

BATHROOM

Which is also well presented and includes WC, vanity wash basin, and bath with shower screen and shower fitted above. Tiled floor and wall with double glazed window to rear elevation.

OUTSIDE

The property sits at the end of the small cul-de-sac of similar properties and there is a tarmacadam driveway which provides parking for 3 vehicles. The front garden is open plan and has been laid with gravel borders and for ease of maintenance. Off the driveway an up and over door leads into the garage, having light, power fitted and concrete floor, with integral door back into the kitchen. The rear garden with the property is enclosed by high board fencing to both side and rear elevations aiding privacy. There is a paved seating area directly nearest the house with sleeper edged borders and steps which lead up to a lawn. There is gated access to the side of the property to the frontage and the property sits adjacent to open recreation ground.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water drainage and gas. Phone line to BT regulations.

COUNCIL TAX

The property is in Council Tax band 'E' on the Telford and Wrekin Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.