



SAMUEL WOOD

27 Beech Close, Ludlow, Shropshire, SY8 2PD

Offers Over £290,000



 4  1  3  D

This 4 bedroom detached house sits in a cul-de-sac of similar properties in a mature and well respected residential area. Outside the property has a generous rear garden, driveway parking and garage. Accommodation in need of upgrading and improvements but benefitting from upvc double glazing and gas fired heating to include: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen, Conservatory, First Floor Landing with 4 Bedrooms and Bathroom. No onward chain. EPC D.

- 4 bedroom detached house
- Cul-de-sac location
- Good sized garden, driveway parking and garage
- Gas heating, upvc double glazing
- In need of upgrading and improvements.

Beech Close is a popular cul-de-sac of similar houses and bungalows in a mature residential area and within a 10-15 minute walk of Ludlow's historic town center.

Front door opens into

#### Entrance Hall

With window to frontage

#### Cloakroom

Having window to frontage and a suite of wash hand basin and wc.

#### Living Room

Has window to frontage, electric fire, however there is an opening for potentially a woodburner or gas fire subject to contractor approval, understairs storage cupboard, door into the

#### Dining Room

Having sliding double glazed doors to

#### Rear Conservatory

being of upvc construction with polycarbonate roof.

#### Kitchen

Having window overlooking the large rear garden, tiled floor, range of matching units that include base cupboards, wall cupboards and drawers, stainless steel sink unit, planned space for cooker, space and plumbing for washing machine and room for fridge freezer. Also housed here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

#### First Floor Landing

Having window to front side, access to roofspace, airing cupboard housing the hot water cylinder and shelves.

#### Bedroom 1

Has window overlooking the rear garden

#### Bedroom 2

Has window overlooking rear garden and a double width shower cubicle fitted

#### Bedroom 3

Has window to frontage

#### Bedroom 4

Has window to frontage

#### Bathroom

Having window to side and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over, shower screen, tiled splashbacks and useful shelved cupboard.

#### Outside

The property is approached onto a double width driveway which provides parking. Off here an up and over door into the garage having concrete floor, light and power fitted. Gated access then leads off the drive down the side of the property over a pathway into the enclosed rear garden. The rear garden has high board fencing to both side and rear elevations aiding privacy, paved seating area off the conservatory and the main of the garden is laid to lawn.

#### Services

mains electricity, mains water, mains drainage and gas, upvc double glazed, gas fired heating to radiators Broadband speed Basic 15 Mbps, Superfast – 80 Mbps, Flood Risk – Very Low

#### Local Authority

Shropshire Council  
Tax Band - C

#### Tenure

The property is Freehold

#### Viewings

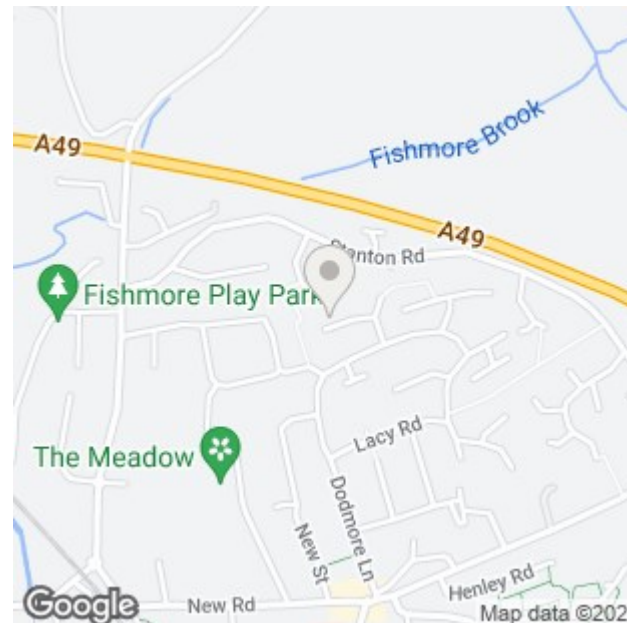
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

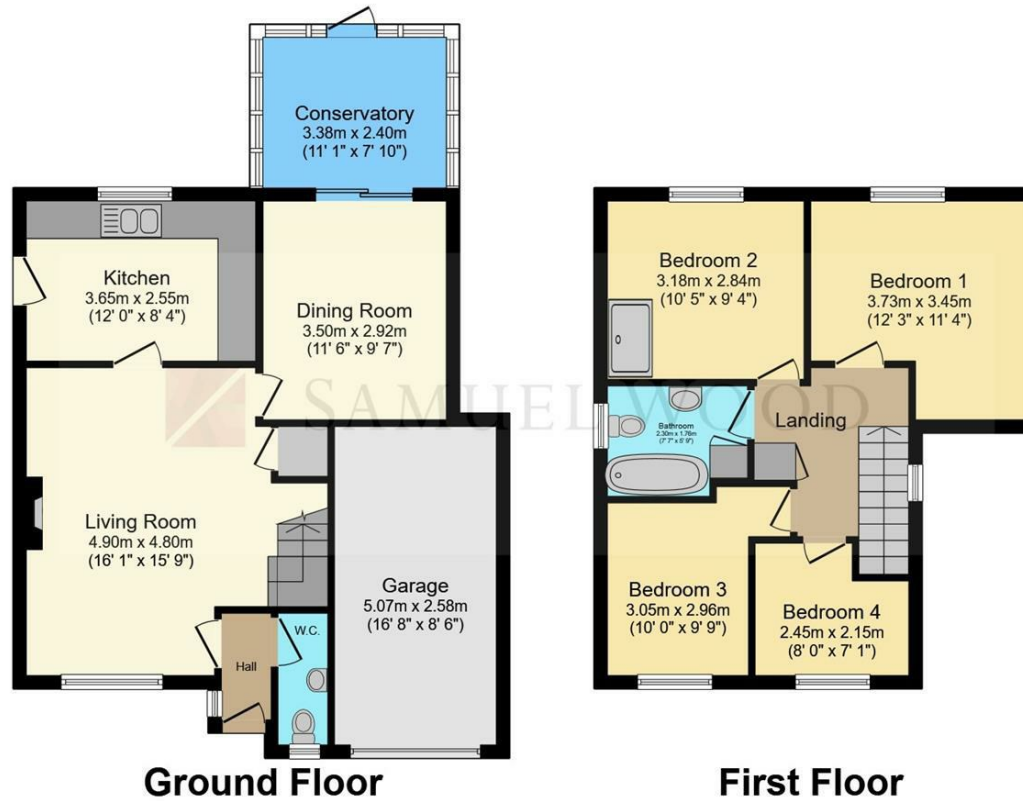
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



Total floor area 108.5 sq.m. (1,168 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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