



SAMUEL WOOD

18 Townsend Close, Ludlow, Shropshire, SY8 1UN

Asking Price £375,000







# 18 Townsend Close

Ludlow, Shropshire, SY8 1UN



- 4 Bedroom, 3 Bathroom town house
- Internal lifts to all floors
- Well presented interiors throughout
- Viewing highly recommended
- Gated community within walking distance of town centre
- Parking for 2 cars and enclosed rear garden
- Gas heating and Double Glazing

This 3 / 4 Bedroom, 3 Bathroom town house sits in Townsend Close which is a delightful, gated community within a short walk of Ludlow's historic town centre. The property enjoys parking for 2 cars and a low maintenance rear garden. Accommodation beautifully presented benefitting from gas fired heating and double glazing with the addition of internal lifts to the 3 floors. Accommodation briefly includes ground floor Entrance Hall, Cloakroom, Bedroom 4/Study, Bedroom 2 and En-suite Shower Room, Lower Ground Floor incorporates open plan Kitchen/Dining/Living Room and First Floor with Master Bedroom with En-suite Shower Room, Bedroom 3 and House Bathroom. No onward chain. EPC rating C



**Attractive upper glazed front door**  
opens into

**Entrance Hallway**  
with tiled floor

**Cloakroom**  
with window to frontage, tiled floor and a suite in white of pedestal wash hand basin and wc. Also housed here is the Ideal wall mounted gas fired boiler which heats domestic hot water and radiators

**Study / Bedroom 4 16'6" x 8'5" (5.03m x 2.58m)**  
with window to frontage, tiled floor and housed here is the lift which goes to the first floor

**Bedroom 2 13'5" x 11'0" (4.10m x 3.36m)**  
with 2 windows to rear elevation, has the lift which goes to the lower ground floor and enjoys an

**En-suite Shower Room 9'8" x 3'10" (2.97m x 1.17m)**  
Having a suite in white of wc, pedestal wash hand basin, bidet and shower cubicle with shower fitted and tiled floor.



### Lower Ground Floor Hallway

with a useful and good sized understairs storage cupboard with shelving and in turn opens into a

### Magnificent Open Plan Living Room/Dining Room/Kitc 27'8" x 17'6" (8.44m x 5.35m)

The Living area has double doors with full sized matching side windows and further window to rear garden and tiled floor.

The Dining area has room for a large table and chairs and then flows through to the extensive kitchen nicely fitted with a modern range of matching units with wood styled

fronts, heat resistant work surfaces and splashbacks. 1 ½ bowl single drainer stainless steel sink unit, electric hob with extractor positioned above, double Neff electric oven. Integrated into the units is a Bosch washer dryer, fridge freezer and slimline dishwasher.

### First Floor Landing

Having access to roof space, and door into linen cupboard with shelving.

### Bedroom 1 13'3" x 10'2" (4.04m x 3.10m)

Having window to rear elevation with a view across the rooftops and fully fitted furniture that incorporates extensive wardrobes, chest of drawers, bedside cabinets and dressing table.

### En-suite shower Room 7'0" x 6'8" (2.15m x 2.04m)

Having Velux double glazed roof window and a suite in white of wc, pedestal wash hand basin and corner shower with shower fitted.

### Bedroom 3 10'9" x 9'11" (3.29m x 3.04m)

Having 2 windows to front elevation and housing the lift from the ground floor.

### House Bathroom 6'4" x 6'1" (1.95m x 1.87m)

Having window to frontage and a suite in white of pedestal wash hand basin, wc and panelled bath with tiled splashbacks.

### Outside

The property is approached onto a bricked driveway which provides parking for 2 cars. Accessed off the living space on the lower ground floor there is a rear garden with a paved area for ease of maintenance, electric patio awning and low fence to rear elevation.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are double glazed. Approximate Broadband speeds 16-74Mbps. Flood risk – very low.







### Local Authority:

Shropshire, tax band - D

Tenure - Freehold

### Agents Notes:

1. There is an Abbey Gardens Ludlow Management Company Ltd for the properties and the service charge for 2025 is £772.28 which covers communal areas along with maintenance of the windows. A copy of this is available from the agents office on request
2. The property has the benefit of 2 lifts in the home which link the ground floor to the first floor and ground floor to lower ground floor

### 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.



### Directions

The property can be found at the bottom of Townsend Close on the right hand side







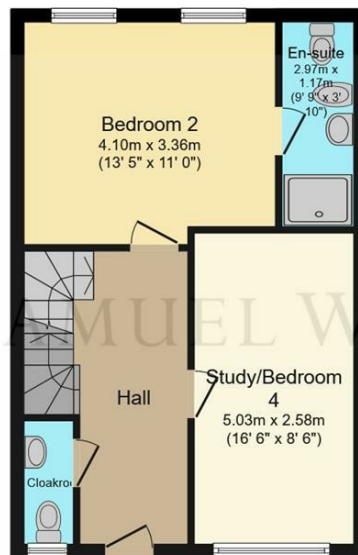




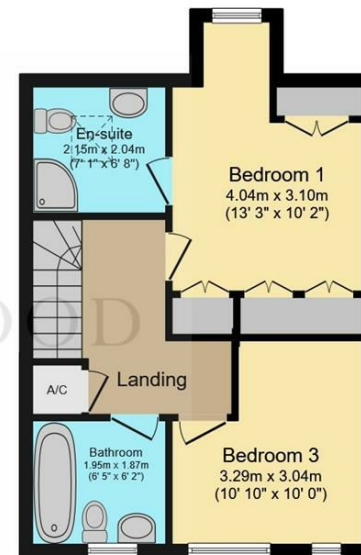
Floor Plans



**Lower Ground Floor**  
Floor area 44.5 m<sup>2</sup> (479 sq.ft.)



**Ground Floor**  
Floor area 45.0 m<sup>2</sup> (484 sq.ft.)



**First Floor**  
Floor area 40.5 m<sup>2</sup> (436 sq.ft.)

**TOTAL: 130.0 m<sup>2</sup> (1,399 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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