



SAMUEL WOOD

6 Wheathill Close, Ludlow, Shropshire, SY8 1XQ

Offers Over £325,000



 4
  2
  2
  C

This 4 bedroom detached house sits in a select cul de sac of 7 properties on the Eastern outskirts of Ludlow town and enjoys driveway parking, integral garage and mature garden. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen / Breakfast Room, Utility Room, First Floor Landing with 4 Bedrooms, En-Suite Shower Room and House Bathroom. No onward chain

- 4 bedroom detached house
- Select cul de sac of just 7 properties
- Desirable edge of town location
- Driveway parking and garage
- Mature rear garden
- Well presented interiors
- Gas fired heating and upvc double glazing
- No onward chain

Canopied Porch

underneath with upper glazed door and matching side window into

Entrance Hallway

Cloakroom

with wc and wash hand basin in white

Sitting Room

with bay window to front elevation, feature fireplace with gas fire fitted, double doors through to

Dining Room

with double doors out onto the rear garden and matching windows to either side

Kitchen / Breakfast Room

with large window to rear garden, ample room for table and chairs, tiled floor, range of matching units with wood styled fronts, heat resistant work surfaces and splash backs, stainless steel sink unit, Neff gas hob with extractor positioned above and Neff double oven below. There is planned space for fridge and dishwasher, archway through into

Utility Room

with door to rear elevation, heat resistant work surface and base cupboards, stainless steel sink unit, planned space and plumbing for washing machine and room for a dryer. The Potterton wall mounted gas fired boiler is housed here and heats domestic hot water and radiators

First Floor Landing

with access to roof space and door into airing cupboard housing the factory insulated hot water cylinder and shelving

Bedroom 1

with window to frontage and 2 sets of double opening doors into wardrobe cupboard with hanging rail and shelf

En-Suite Shower Room

with window to side and a suite in white of wc, pedestal wash hand basin and shower cubicle

Bedroom 2

with 2 windows to frontage, a half door into useful storage and full double doors into wardrobe cupboard with hanging rail and shelf

Bedroom 3

with window overlooking the rear garden

Bedroom 4

with window overlooking the rear garden

Bathroom

with window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath

Outside:

The property is approached onto a double width tarmacadam driveway providing parking and being in a select cul de sac of just 7 properties. The front garden with the property is laid to lawn, open plan with shrubs and plants. Off the driveway an up and over door opens into the property's single garage. Gated access then leads into the rear garden which is mature and has a paved seating area off the double doors form the dining room providing an outside dining space, level lawned garden, well established borders with shrubs and plants and a garden shed. There is high board fencing to side and rear elevations aiding privacy.

Services:

mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Broadband speed: 10 Mbps – 60Mbps. Flood Risk: No risk.

Local Authority:

Shropshire, council tax band – D

Tenure:

The property is freehold

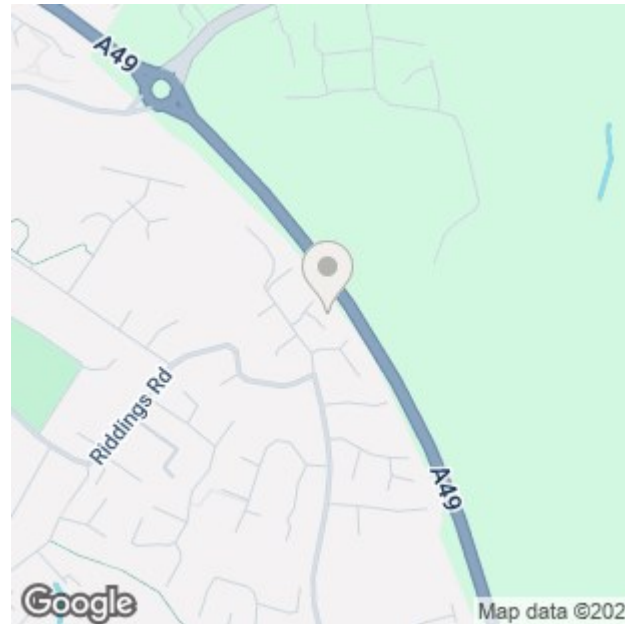
Viewings

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

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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



Ground Floor
Floor area 62.2 m² (669 sq.ft.)



First Floor
Floor area 62.5 m² (672 sq.ft.)

TOTAL: 124.6 m² (1,342 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

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.