



SAMUEL WOOD

6 Beech Close, Ludlow, Shropshire, SY8 2PD

Asking Price £269,950



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Ludlow, Shropshire, SY8 2PD



This 3 bedroom detached house sits in a cul de sac of similar properties and has the benefit of wood burning stove, gas fired heating, solar panels and upvc double glazing. There is driveway parking, large garage and enclosed gardens whilst accommodation briefly includes: Entrance Hall, Cloakroom, Living Room, Kitchen / Dining Room, First Floor Landing, 3 Bedrooms and Bathroom.

The property is approached into an Entrance Hall with oak doors leading to accommodation that includes: Cloakroom, Living Room with brick fireplace and woodburning stove, archway into Kitchen / Dining Room with doors and window overlooking the rear garden

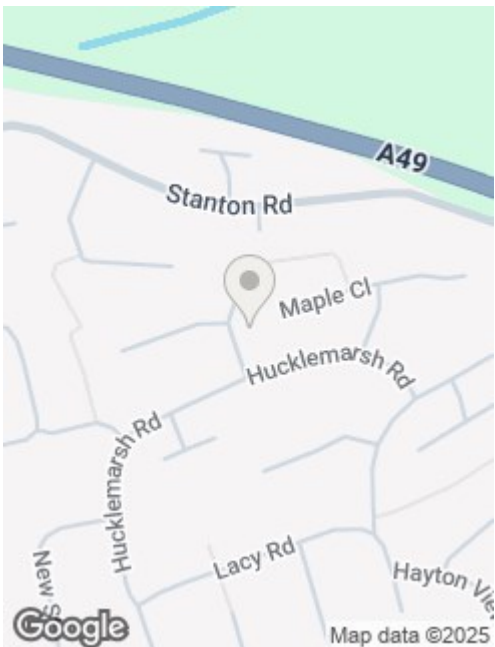
The First floor landing has linen cupboard and oak doors leading to 3 Bedrooms, the main bedroom having a range of fitted wardrobes and a modern bathroom suite

Outside the property is approached onto a brick and tarmac driveway with double gates leading into a large garage.

The rear garden has been landscaped for low maintenance with paved seating area areas, artificial grass and gravel







Directions

Services: We understand that the property has Gas fired heating, Mains electric, Mains water, Mains drainage. There is a wood burning stove in the living room and solar panels on the roof for reduced energy costs.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

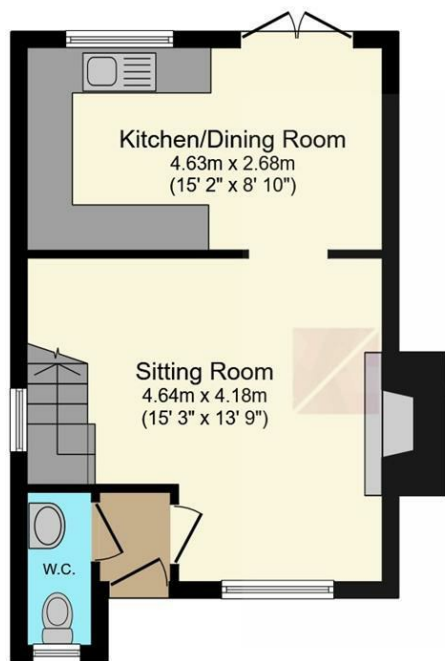
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



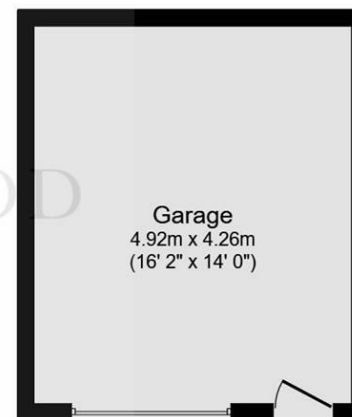




Ground Floor
Floor area 33.9 sq.m. (365 sq.ft.)



First Floor
Floor area 33.2 sq.m. (357 sq.ft.)



Garage
Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 88.1 sq.m. (948 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk