



SAMUEL WOOD

11 Rocks Green Crescent, Rock Green, Ludlow, SY8 2BF
25% Shared Ownership £46,250



11 Rocks Green Crescent

Rock Green, Ludlow, SY8 2BF



- 25% Share
- 2 Double Bedrooms
- Parking Front & Rear
- No Onward Chain

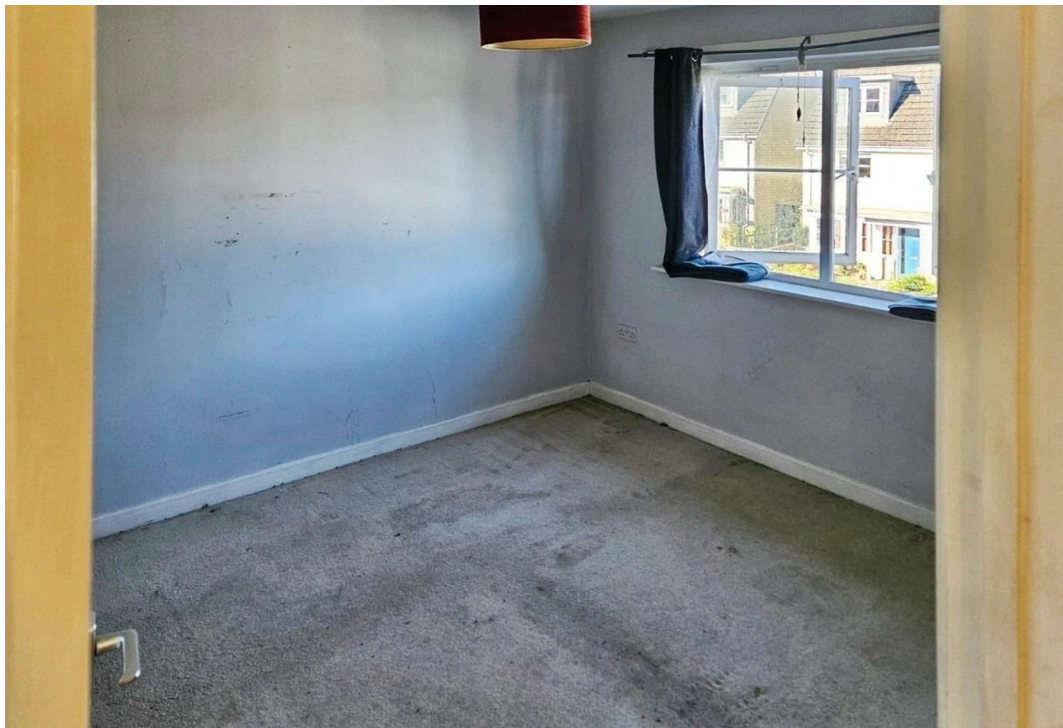
Nestled in the charming area of Rocks Green Crescent, Ludlow, this semi-detached house presents an excellent opportunity for first-time buyers or someone with a limited budget to get their foot on the property ladder. With a 25% share available, there is also the potential to increase your ownership stake in the future, making this an appealing option for many. This semi-detached house in Ludlow is not just a home; it is a wonderful opportunity to establish yourself in a vibrant community. With its appealing features and potential for growth, this property is certainly worth considering.

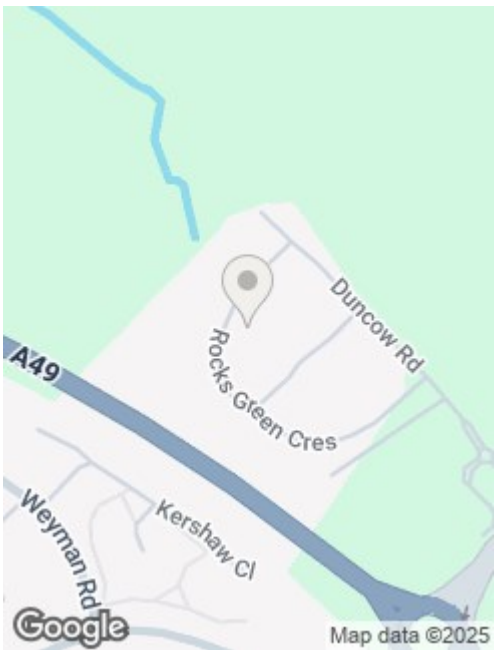
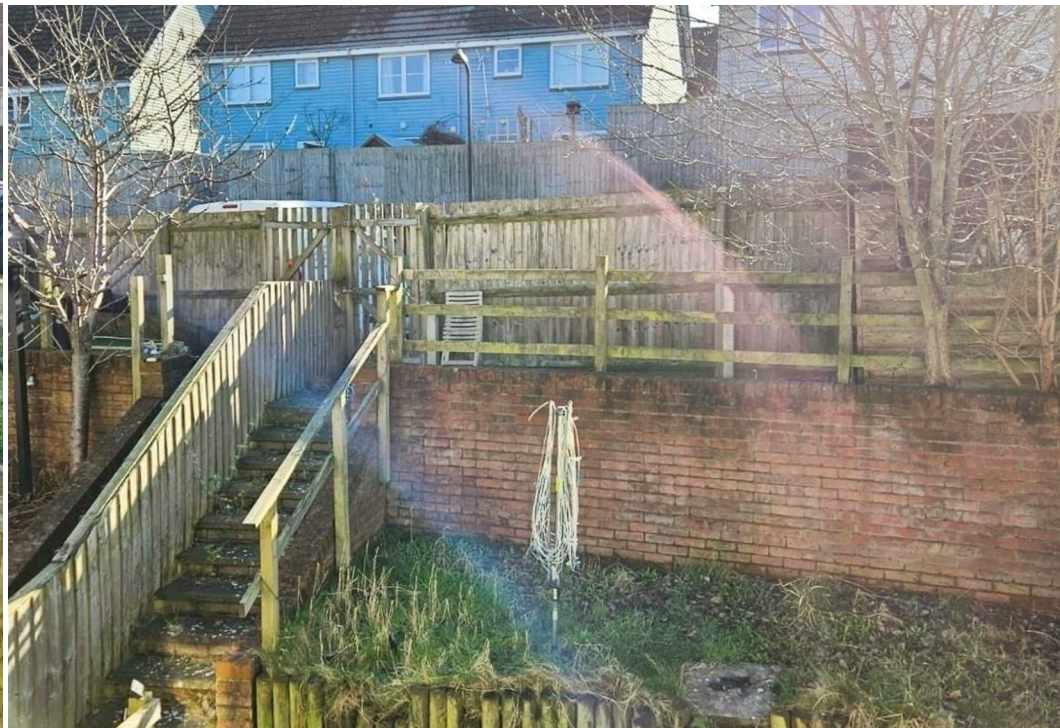
Upon entering, you are welcomed by a spacious reception hall that leads to a convenient WC. The living room is a comfortable space, perfect for relaxation or entertaining guests, while the kitchen offers functionality and ease for everyday cooking.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, catering to the needs of modern living.

Outside, the property boasts a lovely rear garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, parking is available both at the front and rear of the house, ensuring convenience for you and your guests.







Directions

What3words ///chaos.wrong.verb

Agents Notes: Rent £429.00 Per calendar month

Buildings Insurance £9.30per calendar month

Service Charges £11.52 per calendar month

Sinking Fund £1.00 per calendar month

Estate Maintenance £13.98 per calenar month

Total payment to Connexus £ 464.80

Services: We understand that the property has Mains Gas, Mains Electric, Mains Water, Mains Drainage.

Broadband Speed: Basic 14 Mbps, Superfast 40 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: B

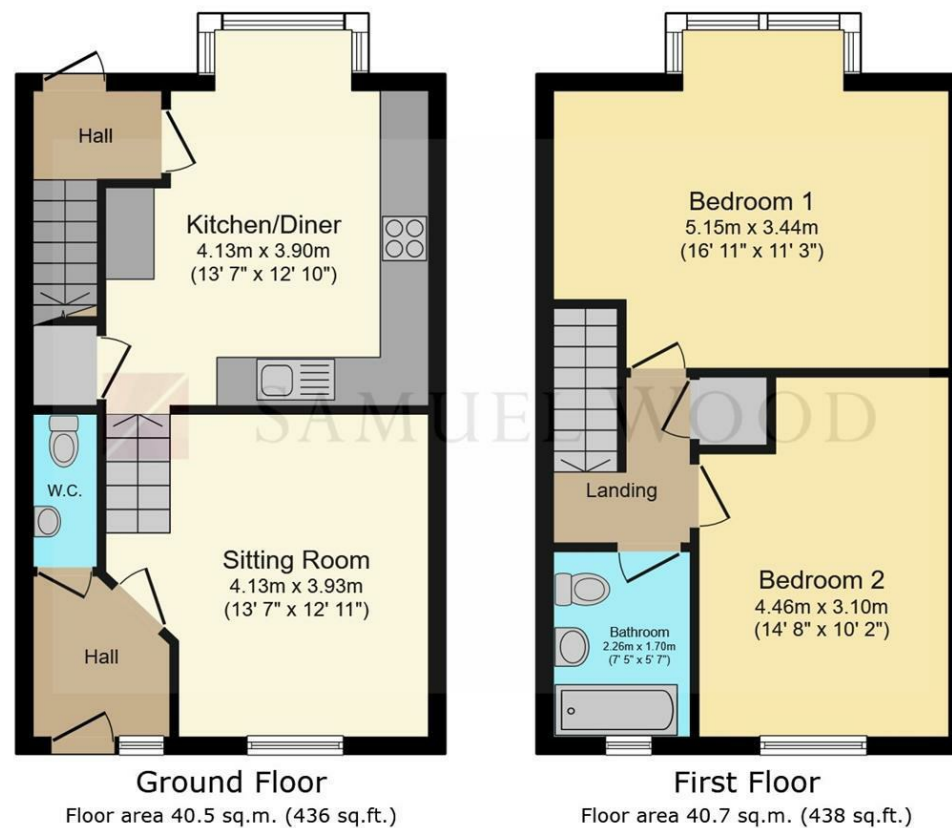
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







Total floor area: 81.2 sq.m. (874 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