

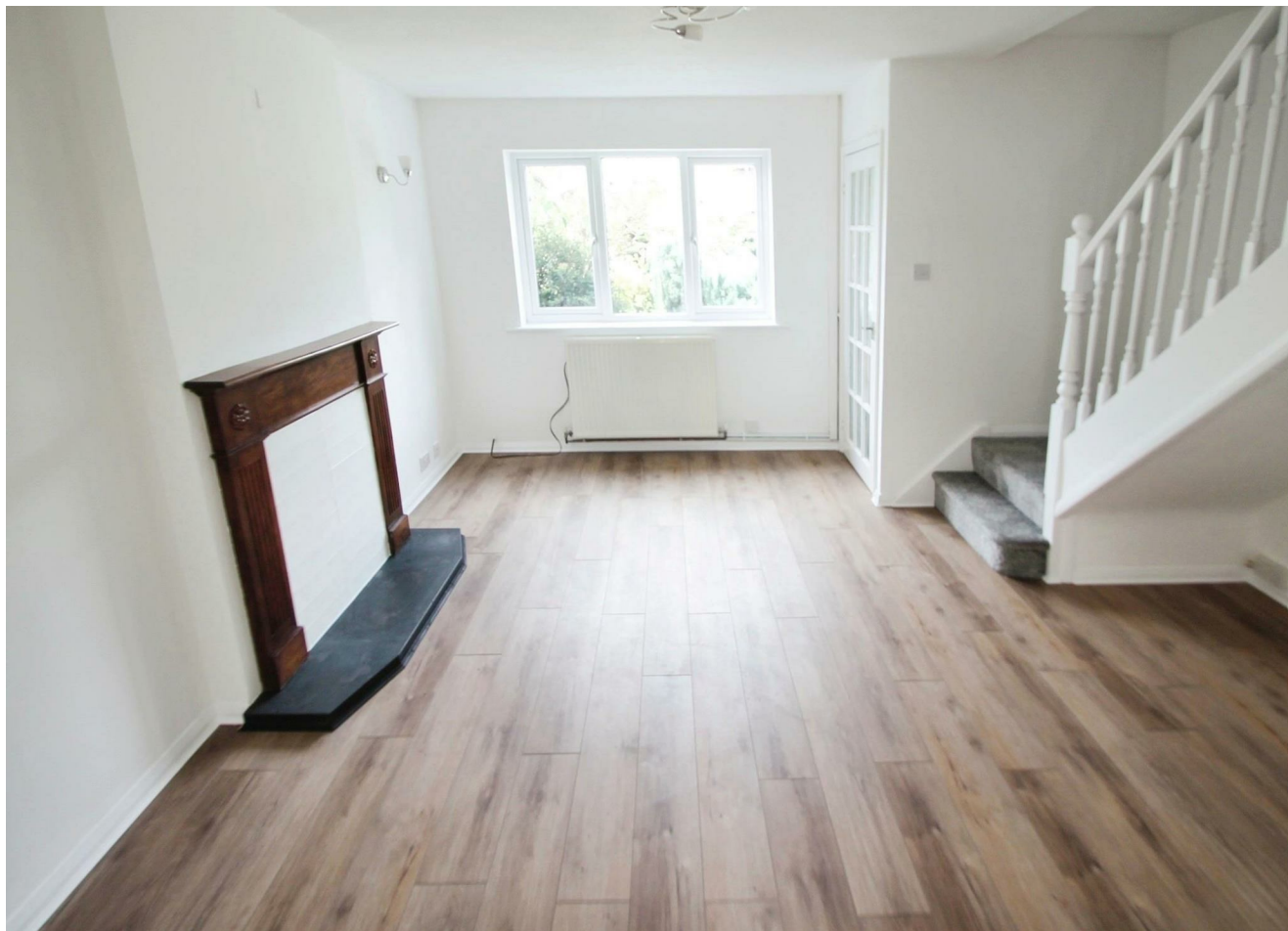


SAMUEL WOOD

18 Beech Close, Ludlow, Shropshire, SY8 2PD

Asking Price £170,000





This much improved 2 bedroom terraced house sits in a convenient and popular residential area in this historic town. The property enjoys a single parking space and enclosed gardens to both front and rear. Accommodation, much improved and benefitting from gas fired heating and upvc double glazed has been redecorated and re-carpeted to its' accommodation of: Entrance Hall, Living Room, re-fitted Kitchen / Dining Room, First Floor Landing with 2 good sized Bedrooms both with fitted wardrobes and Bathroom. No onward chain

- 2 bedroom terraced house
- Popular residential area
- Enclosed gardens front and rear
- Upvc dg and gas heating
- Designated parking space
- Upgraded kitchen
- Re-decorated and new flooring
- No onward chain

### Canopied Porch

underneath which is the upper glazed front door opening into

### Entrance Porch

with fitted cupboard

### Living Room 15'1" x 13'5" (4.60m x 4.10m)

with window to frontage, feature fireplace with wooden surround (non-functional), laminate flooring and good-sized cupboard with shelves

### Kitchen / Dining Room 13'5" x 8'2" (4.10m x 2.50m)

sits at the rear of the house with door and window overlooking the rear garden. The kitchen has been re-fitted with a modern range of matching units with grey fronts, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, electric hob with electric oven below, extractor positioned above, space and plumbing for washing machine and room for a fridge freezer. Dining area has room for small table and chairs

### First Floor Landing

with access to roof space and linen cupboard with shelving

### Bedroom 1 13'5" x 10'10" (4.10m x 3.32m)

with 2 windows to frontage, fitted wardrobe cupboards with hanging rail and further eye level cupboards

### Bedroom 2 10'8" x 7'6" (3.27m x 2.30m)

with window overlooking the rear garden, double opening doors into wardrobe cupboard with shelving and hanging rail, eye level cupboards

### Bathroom 6'10" x 5'6" (2.10m x 1.70m)

with window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over and tiled splash backs.

### Outside

The property enjoys an enclosed front garden with picket style fencing to both side and front elevations and slab pathway to front door. That garden is laid to lawn with mature shrubs and a gravelled border. To the rear there is an enclosed garden with boarded fencing to both side and rear elevations, paved seating area nearest the house, steps with archway and trellis work with climbing plants lead up to the top section of garden with pathway leading to a rear gate where the property's single parking space can be found, that top section of garden has been gravelled for ease of maintenance with a garden shed.

### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators via a boiler situated in the loft, windows are upvc double glazed. Flood risk – No risk, Broadband speeds 15 – 80 Mbps

### Local Authority

Shropshire Council

Tax Band - A

### Viewings

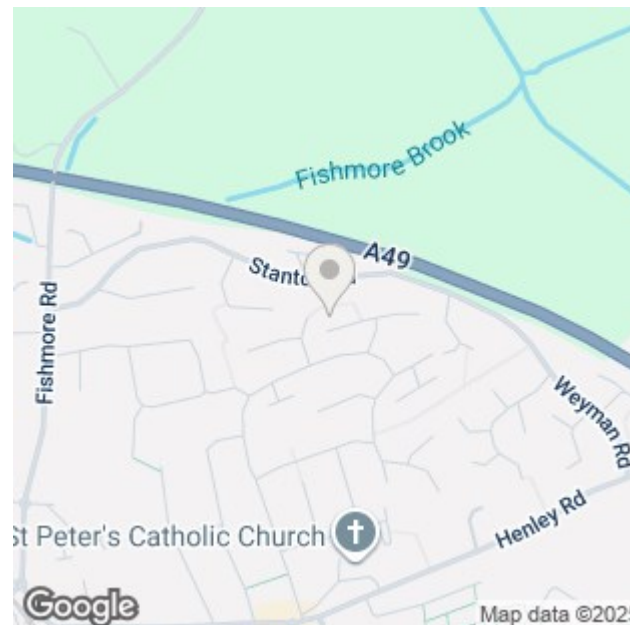
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

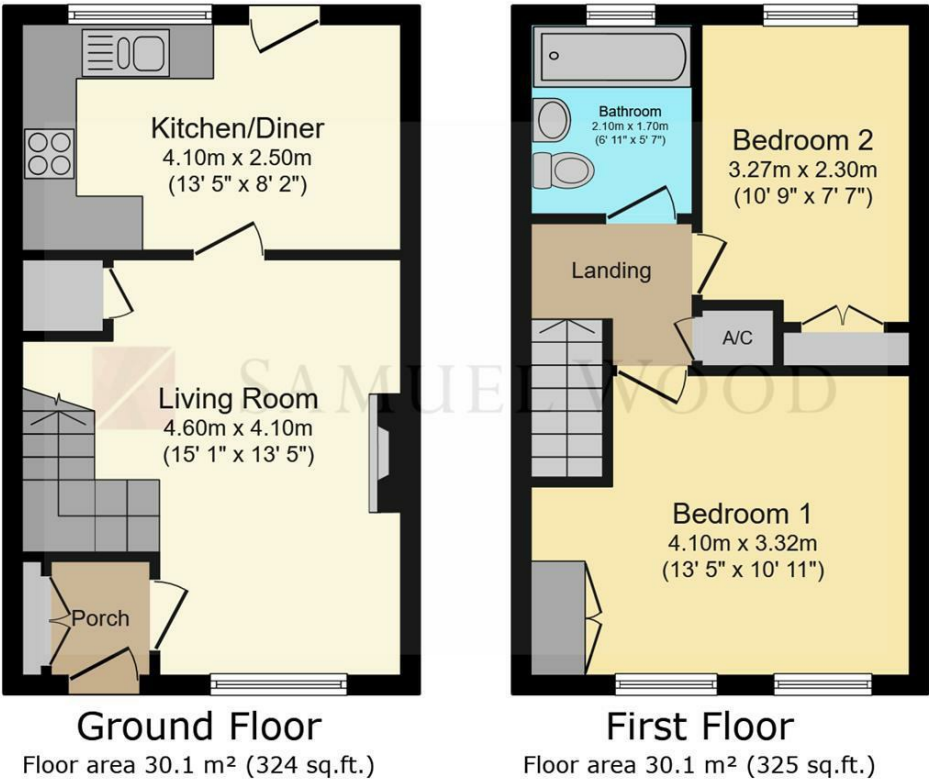
### Referrals

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Floor Plans



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.