



SAMUEL WOOD

37 Beech Close, Ludlow, Shropshire, SY8 2PD
Offers In The Region Of £315,000



37 Beech Close

Ludlow, Shropshire, SY8 2PD



- Much improved and well-presented detached house
- Easy reach of town centre
- Modernised Kitchen and Bathroom
- Resurfaced driveway and Garage
- A very energy efficient home
- Popular Cul-de-sac location
- Air source heat pump, double glazing and solar water panels
- Conservatory to rear
- Level and enclosed rear garden

This much improved and energy efficient 3 Bedroom detached house sits in a cul-de-sac of similar properties within easy reach of Ludlow's town centre. Outside the property enjoys resurfaced driveway, integral garage and good-sized and level rear garden. Accommodation benefitting from air-source heat pump, solar panels for water heating and upvc double glazing to include; Entrance Hall, Living Room, Dining Room, Conservatory, modern Kitchen, rear Lobby, Cloakroom, First Floor Landing with 3 good-sized Bedrooms and upgraded Bathroom. EPC B.



Canopied porch underneath which is the upper glazed front door opening into

Entrance Hall
with shelved storage cupboard.

Living Room 14'9" x 13'11" (4.52m x 4.26m)
having a large window to front elevation. There is a feature fireplace with gas fire, Tv display area and dado rail. Excellent understairs storage cupboards and archway through into the

Dining Room 11'0" x 8'10" (3.36m x 2.70m)
with dado rail and double opening doors into the

Conservatory 9'10" x 9'10" (3.00m x 3.00m)
being of upvc construction with double glazed roof, sliding door out on to the good-sized and level rear garden.



Kitchen 9'6" x 9'2" (2.92m x 2.81m)

has window overlooking rear garden. Nicely fitted with a modern range of matching units with cream-styled fronts, Minerva work surfaces with tiled splashbacks, single bowl sink unit, electric induction hob with extractor positioned above adjacent to which is a newly fitted Bosch oven with warming plate below and microwave above. The units have corner carousels for ease of use whilst there is space and plumbing for a washing machine and a dishwasher. Attractive flooring. Door opening through to a

Rear Lobby

with door to outside rear, alcove with room for a fridge / freezer.

Cloakroom

having window to side and a modern suite of WC with built in sink unit, tiled floor matching that of the kitchen and tiled splashbacks.

First Floor Landing

having window to side and access to roof space.

Bedroom 1 15'5" x 11'1" (4.70m x 3.40m)

has a large window to rear elevation overlooking the garden and a view to the hills.

Bedroom 2 11'9" x 8'11" (3.60m x 2.72m)

has window to frontage.

Bedroom 3 9'2" x 8'2" (2.80m x 2.50m)

has window to rear overlooking the garden.

Bathroom 8'4" x 6'4" (2.55m x 1.95m)

has window to frontage and a modern suite to include WC, pedestal wash handbasin, panelled P-style bath with curved shower screen, shower over and attractive tiled splashbacks. Door into the Airing cupboard housing the Joules pressurized cylinder.

Outside

The property is approached onto a newly resurfaced driveway providing parking. The front garden is open plan, has a bricked retaining wall with lawn and attractive shrubs to include an Acer and roses. Off the driveway there is an up and over door into the Garage with light and power fitted. Gated access then leads into the rear garden which is level and of a good size with high-board fencing to both side and rear elevations aiding privacy. There are paved seating areas at the back of the house and off the conservatory, level lawned garden, selection of mature trees and shrubs to include rhubarb and a garden shed. Also housed on the first patio is the air source heat pump which runs the central heating system.





Services

mains electricity, mains water, mains drainage, mains gas. The property has air source heat pump with a grant in place which runs until 2027 to the figure of around £1000 PA . There are solar panels which are used to heat domestic hot water. Windows are upvc Double glazed. Approximate broadband speeds; basic- 15mbps, Superfast- 80mbps, Ultrafast- 1000mbps. Flood risk; very low.

Local Authority

Shropshire Council, Tax band C

Tenure

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

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







Floor Plans



TOTAL: 118.0 m² (1,271 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