



15, Beaconsfield Park, Ludlow, SY8 4LY  
Offers In The Region Of £295,000

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# 15 Beaconsfield Park Ludlow

Welcome to 15 Beaconsfield Park, a charming property located near the picturesque and highly sought-after market town of Ludlow. This delightful home occupies a prime location in a peaceful and friendly residential area. Beaconsfield Park is ideal for families, professionals, or those looking for a property near to the town centre, this property is ready for its new owners to make it their own.

Ludlow's town centre is renowned for its historic charm, independent shops, and vibrant food scene. The town offers excellent amenities, including supermarkets, schools, healthcare facilities, and transport links via Ludlow train station, providing direct services to Shrewsbury, Hereford, and beyond.

- Detached 3 Bedroom Home
- Generous Living and Dining Area
- Private Garden
- Garage and Driveway Parking
- Convenient Location
- No Onward Chain

## Material Information

**Offers In The Region Of** £295,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** D

**EPC:** E (42)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



## First Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 122.4 sq. metres (1317.2 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This property represents an excellent opportunity to purchase a lovely home in one of Ludlow's prime residential areas, with easy access to local schools, amenities, and Ludlow's historic town centre. Boasting spacious interiors, a lovely garden, and great transportation links, 15 Beaconsfield Park sits in a quiet cul-de-sac of similar residential properties.

## Property Description

As you enter the property, you are greeted by a welcoming hallway with doors leading to the living room, cloakroom, and stairs to the first floor. A spacious and well-lit lounge / dining room benefits from a large window to the front aspect and sliding doors to the rear patio, these bring in an abundance of natural light. The open-plan arrangement makes this an ideal space to relax or entertain. Requiring some updating, the kitchen features a range of fitted units, ample countertop space, and planned space for appliances. With windows overlooking the rear garden, the kitchen also enjoys plenty of natural light. The adjacent utility area provides space and plumbing for washing machine and houses the boiler, an internal door leads to the single garage, a uPVC sliding door provides access to the rear garden.

Stairs ascend from the reception hall to the first floor, 3 bedrooms are ordered around a central landing and house bathroom. Each bedroom features built-in wardrobes and benefit from rooftop views over the surrounding Shropshire countryside. The bedrooms share access to a fully tiled bathroom with a suite in aqua comprising a bathtub, washbasin and W.C.

## Outside

The rear garden is a true highlight of the property, with a mixture of lawn and patio areas surrounded by mature shrubs and trees. It offers privacy and tranquility, making it perfect for relaxing or entertaining. The front of the property offers a neatly presented lawn area with a driveway providing off-road parking leading to the garage. The property benefits from a single garage with an up-and-over door, providing secure parking or additional storage.

## Location

For those who enjoy the great outdoors, the surrounding countryside offers an abundance of walking, cycling, and outdoor pursuits, including the beautiful Shropshire Hills National Landscape (formerly Shropshire Hills Area of Outstanding Natural Beauty) just a short drive away.

## Broadband Speeds

Estimated Speeds - Basic: 13 Mbps | Superfast 78 Mbps | Ultrafast 1000 Mbps

## Services

We understand the property benefits from mains electricity, mains water, mains drainage and gas central heating. Windows are double glazed.

## Local Authority

Shropshire Council

Council Tax Band: D

## Tenure

We understand the property is freehold.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450  
Email: ludlow@cobbamos.com

## DIRECTIONS

From Ludlow Town Centre, follow Sheet Road and cross the A49 roundabout onto The Sheet. Pass the Eco Park on the left, then take the second right into Beaconsfield Park. The property is on the right hand side, identified by the agents For Sale board.



