



SAMUEL WOOD

7 Beech Close, Ludlow, Shropshire, SY8 2PD

£1,000 Per Month



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Ludlow, Shropshire, SY8 2PD



Well presented property in a popular residential area enjoying enclosed back garden, off road parking for two cars and a single garage. Good size throughout, all bedrooms with built in wardrobes.



An opportunity to rent a 3 bedroom detached house with a garage in a cul de sac position in a popular residential area. This is a well proportioned property with a wealth of built in storage.

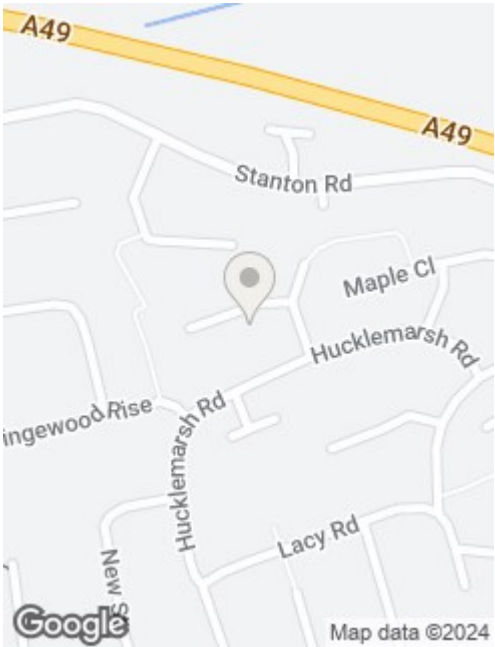
The ground floor comprises of good size kitchen with space for a breakfast table and coming with a free standing electric cooker. The kitchen can be accessed directly via a separate door, e.g. allowing for shopping to be brought in directly to the kitchen rather than through the front door. A large sitting / dining room has a patio door opening onto a pleasantly landscaped garden with decked area. There is also WC on the ground floor.

First floor comprises of 3 bedrooms and a family bathroom. All three bedrooms (two double and one single) have built in storage and a master bedroom is of particularly good size. The bathroom comes with a bath and an electric shower over the bath.

Outside, the property enjoys front garden and driveway that can accommodate up to two cars. At the back, very pleasant landscaped garden with decked patio area. The single garage can be accessed via up and over door or a back door.







Directions

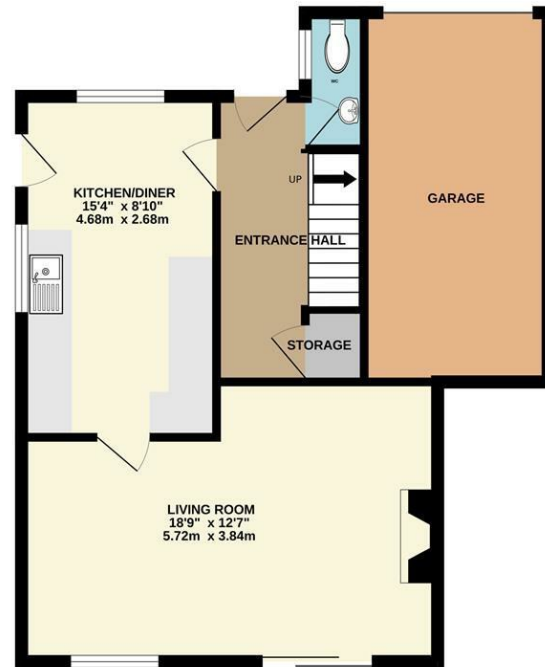
Available on a min 12 months tenancy
Unfurnished.
No smoking/vaping.
Some pets considered.
EPC - D
Council Tax Band – C
Utilities (mains gas, mains water, mains drainage)
Parking situation – garage, off road parking for 1 vehicle



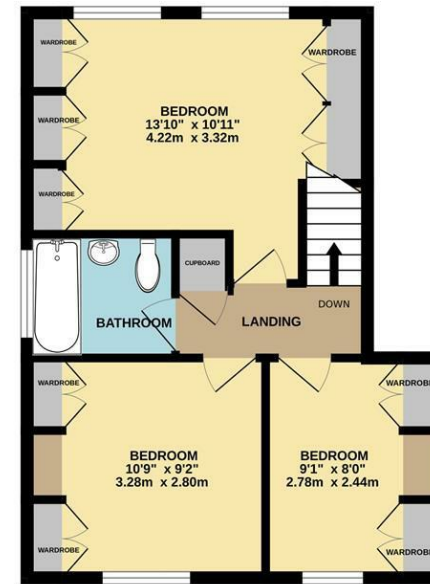


Floor Plans

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
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