

SAMUEL WOOD

34 Baker Close, Ludlow, Shropshire, SY8 1XJ

Offers Based On £317,000









4 2 2 D

Enjoying a tucked away spot on this popular cul-de-sac is this four bedroom detached house with accommodation benefiting from UPVC double glazing and gas fired heating. The property benefits from driveway parking, garage and enclosed rear garden. No onward chain.

- Four bedroom detached house
- Select and tucked away position
- Two reception rooms and conservatory
- UPVC double glazing and gas heating
- Driveway parking and garage
- Enclosed rear garden
- No onward chain

Location:

The property is 1 of 5 properties tucked in a cul-de-sac which sits off the larger Baker Close cul de sac on the eastern side of the town, close to a range of amenities, but equally within easy striking distance of Ludlow's historic town centre.

Accommodation:

Approached into a reception porch, opening into entrance hallway with cloakroom. The living room has a large bow window to front elevation and a feature fireplace. An archway opens into the dining room which then leads into a rear conservatory. The kitchen has a modern range of matching units with wood styled fronts and overlooks the rear garden.

The first floor landing serves four bedrooms, the main bedroom having an en-suite shower whilst there is also a house bathroom.

Outside:

The property sits in a tucked away position on this cul-de-sac and has driveway parking to frontage and a garage. To the rear is an enclosed garden which in the main is laid to lawn and is enclosed by boarded fencing aiding privacy.

Services:

We understand that the property has mains electricity, water, drainage and gas. Gas fired heating to radiators. Windows are upvc double glazed

Broadband Speed: 12 to 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: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

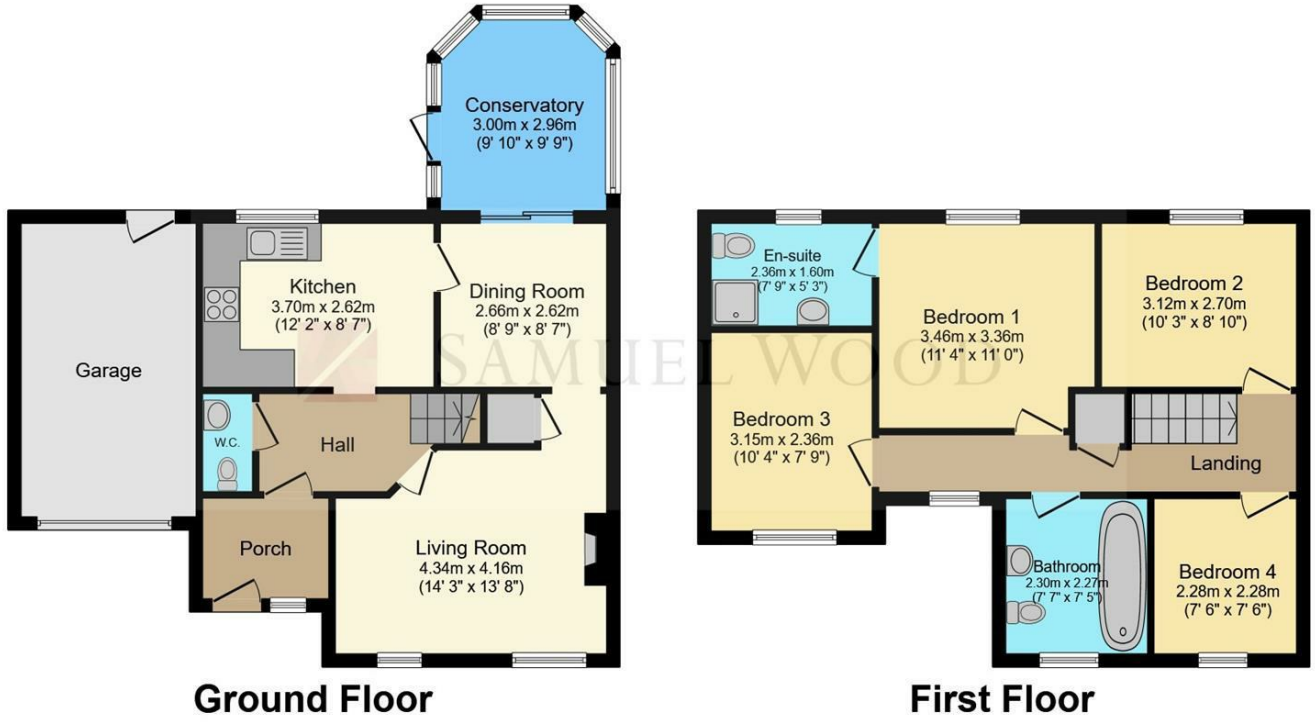








Floor Plans



Total floor area 118.3 sq.m. (1,274 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.