



SAMUEL WOOD

14 Bowdler Close, Ludlow, Shropshire, SY8 1UG

Offers Based On £260,000



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Enjoying a select cul-de-sac is this detached three bedroom house, which is well presented and benefits from gas fired heating and double glazing. The gardens sit at both front and rear and are well presented and mature whilst there is driveway parking and a garage. No onward chain.

- Three bedroom detached house
- Well respected residential area
- Gas heating and mainly UPVC double glazing
- Gardens front and rear
- Driveway parking and garage
- No onward chain

Location

Bowdler Close is a mature residential cul-de-sac sitting on the eastern side of the town, with a range of local amenities close by. Ludlow's historic town centre is a 15 minute walk or a short drive.

Accommodation

The property is approached into an entrance hall with cloakroom off and suite in white. Living room has bay window to frontage and a kitchen / diner sits overlooking the rear garden with a range of white fronted units. The first floor landing serves three bedrooms and a modern bathroom.

Outside

Situated in a select cul-de-sac with driveway parking and garage. Front and rear gardens are mature with the rear garden being enclosed by highboard fencing, seating area nearest the house, lawn and barked sections.

Directions

Off Sheet Road proceed along Parys Road taking the turn on your left-hand side into Sherman Road and then immediately left into Bowdler Close. The property will be found on the right hand side as indicated by the agents for sale sign.

Services

We understand that the property has mains electricity, water, drainage and gas. Gas fired heating via Worcester boiler. Windows are double glazed and in the main UPVC. Broadband Speed: 13 - 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: C

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.

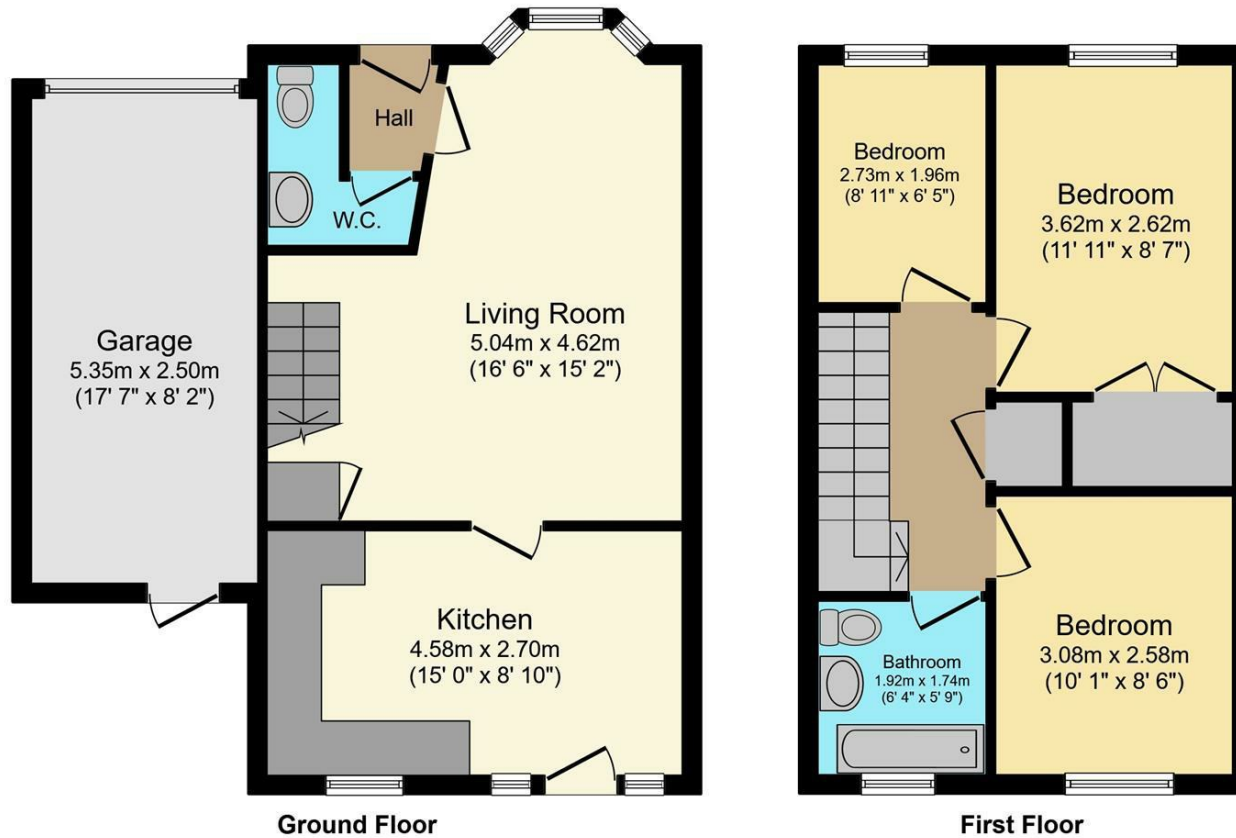
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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