SAMUEL WOOD

8 The Croftings Felton Close, Ludlow, Shropshire, SY8 1DS

Offers Based On £165,000

2 1 1 B

This 2 double bedroom terraced house sits in a popular cul de sac sitting on the Northern side of the town enjoying driveway parking and enclosed rear garden. Built in 2017, accommodation benefitting from gas fired heating and upvc double glazing is recommended for a viewing and briefly includes: Reception Hall, Cloakroom, Kitchen, Lounge / Dining Room, First Floor Landing with 2 Double Bedrooms and Bathroom.

- Two double bedroom terraced house
- Popular location
- Driveway parking and enclosed garden
- Gas fired heating and upvc double glazing
- Ideal first time, retirement or investment buy

Canopied Porch
Underneath which is the front door which opens into a Reception Hallway with tiled floor and door into

Cloakroom
With tiled floor matching that of the hallway and a suite in white of wc and pedestal wash hand basin

Kitchen
With tiled floor matching that of the hallway, window to frontage, nicely fitted with a modern range of matching units with white fronts, wood effect work surfaces, tiled splash backs, stainless steel sin unit, electric hob with extractor positioned above and electric oven below, planned space and plumbing for washing machine and room for fridge freezer. Housed in the the kitchen is the Valliant gas fired boiler which heats domestic hot water and radiators.

Living / Dining Room
With double opening doors out onto the rear garden, understairs storage cupboard and laminate wood floor.

First Floor Landing
With access to roof space

Bedroom 1
With window to frontage and fitted wardrobe cupboard with hanging rail and shelf

Bedroom 2
With window overlooking rear garden

Bathroom
With a modern suite in white of wc, pedestal wash hand basin and panelled bath with shower screen , shower over, tiled splash backs, tild floor and door into a linen cupboard with shelving.

Outside;
The property is approached onto a gravelled driveway which provides parking and a slab pathway to the front door. The rear garden is enclosed by fencing to side and rear elevations, the garden is two tiered with a paved seating area at the back of the house. Steps then lead up to the top section of the garden with a secondary patio area.
Please note that the railway line sits at the back of the property.

Services:
We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators,

Broadband Speed: 7 - 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: A

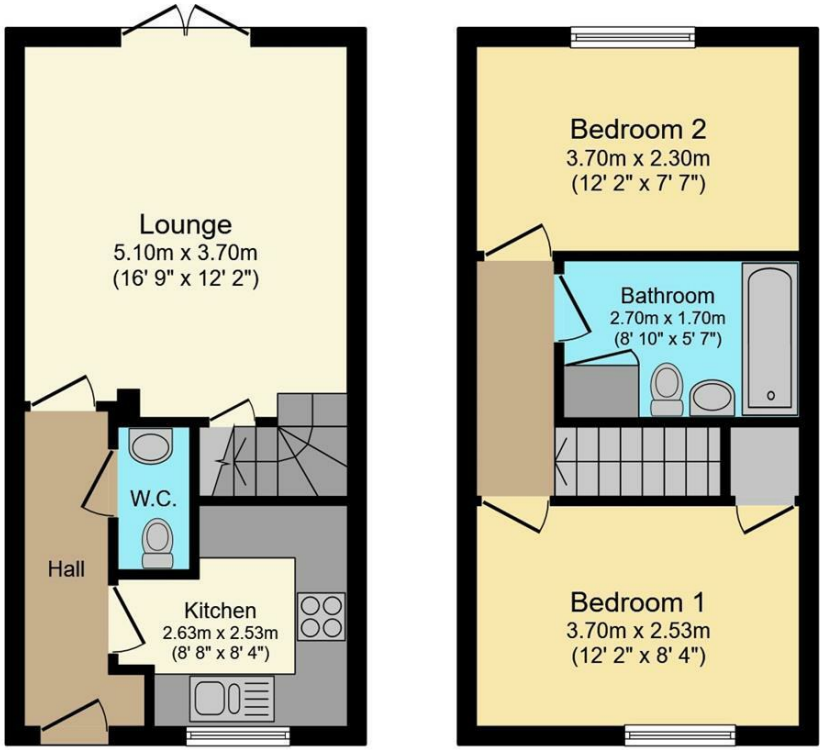
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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



Ground Floor **First Floor**

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.