

SAMUEL WOOD

30 Littleton Close, Rock Green, Ludlow, SY8 2DU

Offers In The Region Of £325,000



30 Littleton Close

Rock Green, Ludlow, SY8 2DU

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- Immaculate 3 Bedroom Detached Home
- Bathroom & Ensuite
- Garage & Driveway Parking
- Lovely Views
- Modern Home
- Good Size Garden





30 Littleton Close, Ludlow
An immaculately presented three-bedroom detached home, ideally situated on the outskirts of Ludlow's historic town centre, enjoying a pleasant position with wonderful views towards Clee Hill and the surrounding Shropshire countryside. The property offers well-proportioned and thoughtfully arranged accommodation, complemented by driveway parking, a garage and a private rear garden.

Overall, 30 Littleton Close represents a particularly appealing opportunity to acquire a well-maintained detached family home in a desirable Ludlow location, combining practical modern accommodation with excellent access to the historic town centre and some beautiful Shropshire countryside views.

Upon entering, the Reception hallway provides a welcoming introduction to the home, with a useful storage cupboard and a convenient cloakroom/WC. The kitchen/dining room is positioned to the front and is fitted with a range of modern units and integrated appliances, including a fridge freezer, dishwasher and washing machine. There is ample room for a good-sized dining table and chairs, creating a practical and sociable space for everyday living and entertaining.
To the rear of the property is the living room, a comfortable and naturally light space with double doors opening directly onto the rear garden, creating a seamless connection between the indoors and outside.

A staircase rises to the first-floor landing, where there are three bedrooms and the family bathroom. The principal bedroom is a generous double room with the added benefit of an ensuite shower room. The second bedroom, also a good-sized double, is positioned at the front of the property and enjoys attractive outlooks. There is a further third bedroom, together with the family bathroom, which is fitted with a bath and shower over.

Outside, the property benefits from driveway parking to the front, with gated side access leading through to the rear garden. The garden is predominantly laid to lawn and features raised beds with a selection of mature shrubs and established planting, providing an attractive and private outdoor space. A garage provides useful additional storage and benefits from both light and power, making it suitable for a variety of uses.



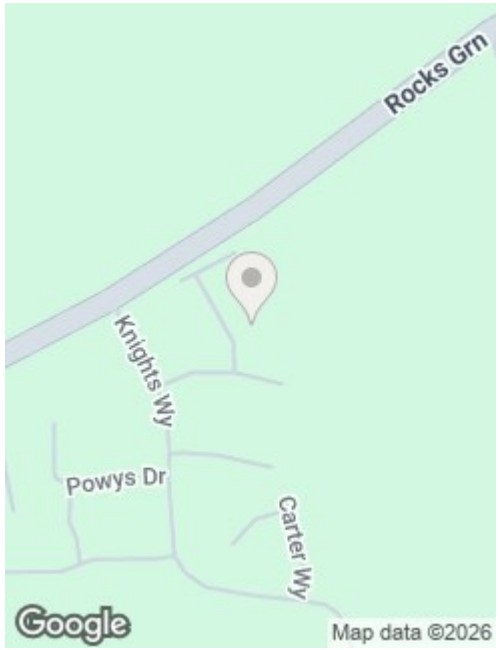












Directions

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

Broadband Speed: 14 - 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: 101.2 sq.m. (1,089 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.