



3, Ballard Close, Ludlow, SY8 1XH
Offers Over £375,000

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3 Ballard Close Ludlow

A beautifully presented four-bedroom detached family home, situated within a peaceful cul-de-sac just a short distance from Ludlow's historic town centre. This is a wonderful opportunity to acquire a move-in-ready home in the highly sought after town of Ludlow.

- Four Bedroom Detached Property
- Two Reception Rooms
- Newly Decorated By The Current Owners
- Walking Distance To Ludlow Town Centre
- Private Rear South Facing Garden
- Additional Parcel Of Ground To The Front
- Driveway Parking For Two Vehicles

Material Information

Offers Over £375,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: D

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

An excellent opportunity to acquire this beautifully presented four-bedroom detached family home, occupying a lovely position within a peaceful cul-de-sac just a short distance from the historic market town centre of Ludlow. Recently redecorated throughout, the property offers spacious and versatile accommodation, complemented by a private south-facing rear garden, driveway parking, garage, and an additional parcel of ground to the front, In which only 2 additional properties have the benefit of.

Property Description

The property is entered via the entrance hallway providing access to the principal ground floor accommodation. To the front of the property is a bright and inviting living room featuring a charming bay window fitted with shutter blinds filling the room with natural light. The dining room then leads off of the living room facing out to the rear of the property with French doors also fitted with shutter blinds opening onto the garden and patio.

To the rear, the fitted kitchen offers an excellent range of wall and base units with ample worktop space, adjoining utility room, providing valuable additional storage and laundry facilities. A convenient ground floor WC is positioned off the utility area.

To the first floor, the landing gives access to four well-proportioned bedrooms. The principal bedroom is a generous double with a window looking out onto the front of the property equipped with an en-suite complete with a shower, hand basin and toilet as well as ample fitted wardrobes. The further two double rooms face onto the rear garden both benefitting from fitted wardrobes. The fourth bedroom is ideal as a child's bedroom, nursery or home office.

The first floor benefits from two bathrooms, including a family bathroom and an additional shower room, providing practicality for modern family living.

Gardens and Parking

To the front, the property benefits from a driveway providing off-road parking leading to the attached garage. An additional parcel of ground to the front enhances the property's kerb appeal and provides further outdoor space.

The rear garden enjoys a desirable south-facing aspect and has been landscaped with flower beds and a maintainable lawn. A patio area off of the dining room is perfect for out door seating. Heading to the back of the garden, a hidden area for the garden shed and an additional patio for when you want to hide from the sunshine. The garden is fully enclosed with gated access to the one side leading you around to the front of the property.

Location

3 Ballard Close occupies an attractive position within a quiet residential cul-de-sac on the outskirts of Ludlow, one of Shropshire's most desirable market towns. Renowned for its historic architecture, medieval castle, independent shops, cafés and award-winning restaurants, Ludlow offers an exceptional quality of life.

The property is conveniently situated within easy reach of the town centre, whilst also benefiting from nearby schools, supermarkets, leisure facilities and excellent countryside walks. Ludlow also enjoys good transport connections via its railway station and road links to Hereford, Shrewsbury, Kidderminster and the wider Midlands.

Services

We understand the property to have mains electricity, gas, water and drainage.

Anti Money Laundering Regulation

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

From Cobb Amos, Ludlow, head south through the town centre towards the A49, then follow signs for the Eco Park/A4117. Turn onto Vashon Close, then take the first left into Ballard Close. Continue to No. 3, which is located a short distance along on the left-hand side. 3 Ballard Close



