



SAMUEL WOOD

6 Rocks Green, Ludlow, Shropshire, SY8 2DS
Offers In The Region Of £190,000



Situated on the eastern outskirts of the popular market town of Ludlow, 6 Rocks Green is a well-presented three-bedroom end of terrace house offering practical, low-maintenance living in a highly convenient location. With local convenience amenities close at hand and the wider range of facilities, shops, cafés, restaurants and leisure opportunities within easy reach, the property is ideally positioned for both everyday living and access to all that Ludlow has to offer. No onward Chain

- 3 Bedroom End of Terrace House
- Good Investment or First Time Buy
- Edge of Town Location
- No Onward Chain

The accommodation is arranged over two floors and begins with a welcoming reception hallway, providing access to the principal ground-floor rooms. To the front is a comfortable living room, while to the rear is a well-equipped kitchen with a range of matching units. Completing the ground floor is a modern shower room, adding further convenience.

Upstairs, the property provides three bedrooms, offering flexibility for a growing family, home working or guest accommodation. A particularly useful large airing cupboard provides excellent additional storage.

Externally, the property benefits from a tarmac driveway providing parking for two vehicles, while gated side access leads through to the rear. Here, the property enjoys a small, low-maintenance garden, providing an easy-to-manage outdoor space ideal for relaxing without the upkeep associated with a larger garden.

Services

We understand that the property has Electric heating, mains electric, mains water and private drainage sharing a treatment plant with 2 other properties.

Broadband Speed: Between 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: B

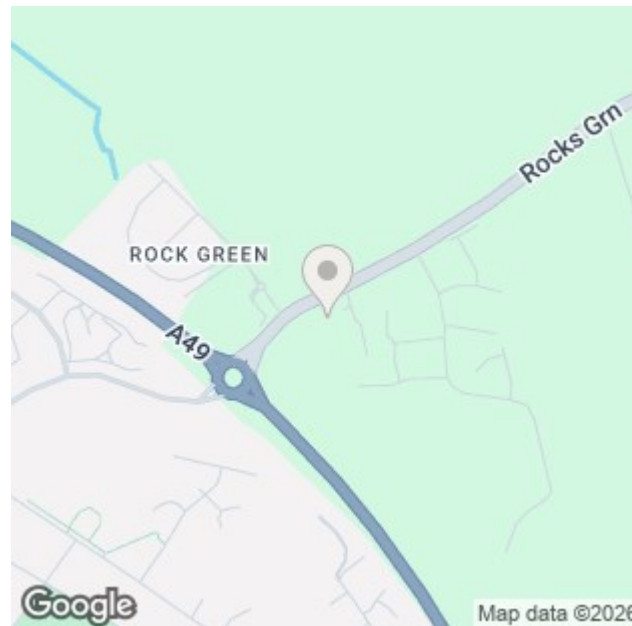
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds

(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.

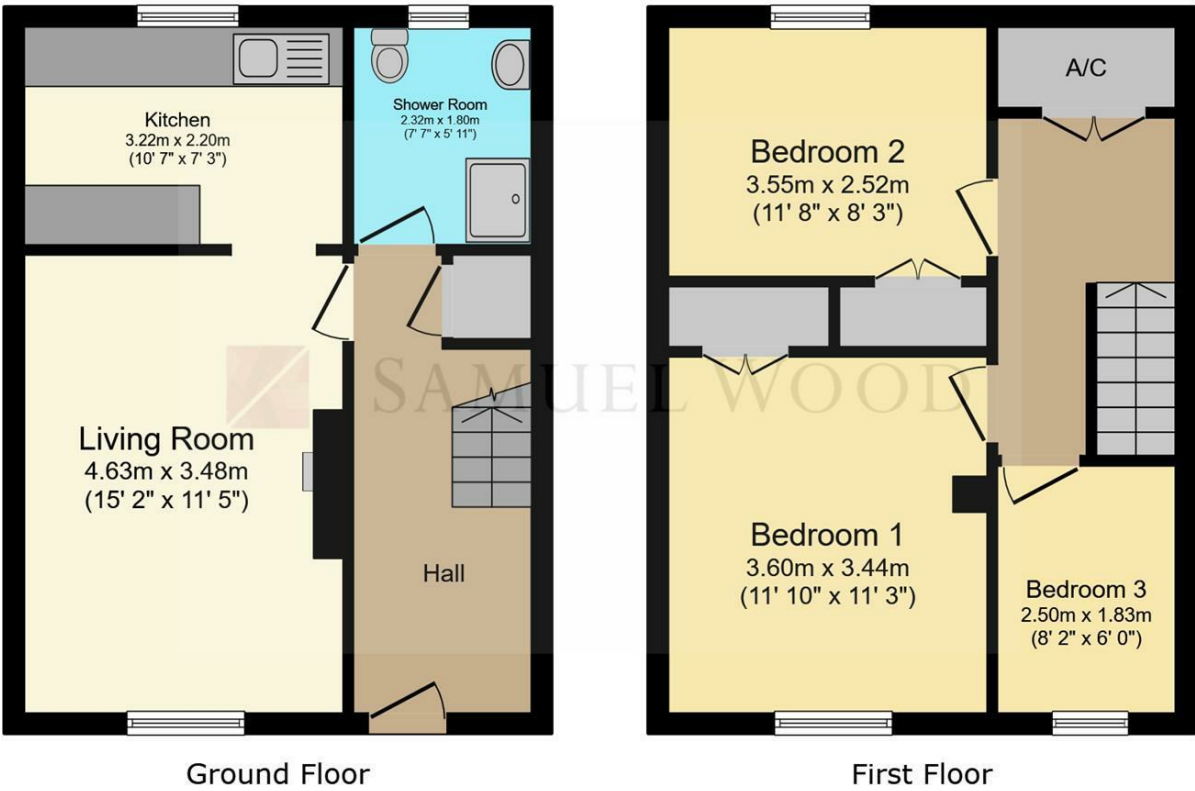
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 71.0 sq.m. (764 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.