



SAMUEL WOOD

13 Ballard Close, Ludlow, Shropshire, SY8 1XH
Offers In The Region Of £350,000



13 Ballard Close

Ludlow, Shropshire, SY8 1XH



- 4 Bedroom Detached House
- Popular Residential Cul De Sac
- 2 reception rooms and conservatory
- Driveway Parking & Garage
- Delightful garden
- Fitted Wardrobes

Located in the popular residential area of Ballard Close, Ludlow, is this splendid four-bedroom detached house. Residents can enjoy a variety of local amenities on the doorstep while the town centre is just a short 15-minute stroll from the vibrant town centre. This charming home is an excellent opportunity for families seeking a spacious and well-located property in Ludlow. With its thoughtful design and appealing features, it is sure to attract interest from a family or retired buyer.

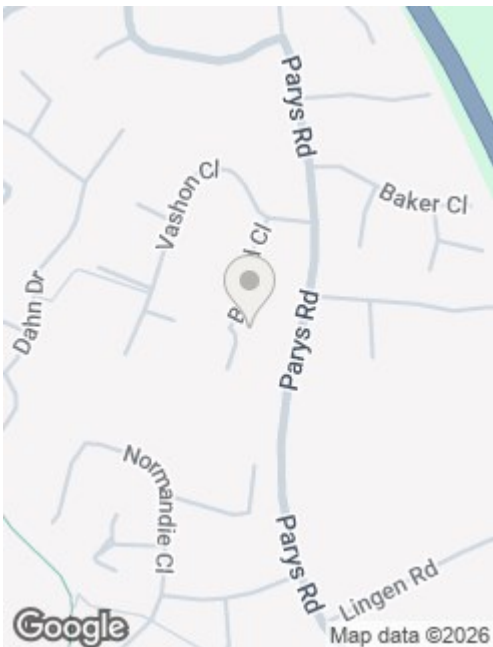
Upon entering, you are welcomed by a spacious reception hallway, complete with an understairs storage cupboard and internal access to the garage, ensuring practicality from the outset. The generous living room seamlessly connects to a dining room through double doors, creating an ideal space for entertaining. Adjacent to the dining area is a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The well-appointed kitchen is complemented by a utility room and a convenient WC, enhancing the functionality of the home.

Venturing upstairs, you will find four well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage. The main bedroom boasts an ensuite shower room.

Outside, the property features driveway parking, along with an up-and-over door leading to the garage. Gated side access leads to a beautifully landscaped rear garden, which includes a patio area, a lawn, and raised beds, creating a relaxing outdoor space.







Directions

what3words [///ketchup.agency.covertly](https://www.what3words.com/what3words/what3words/ketchup.agency.covertly)

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

Broadband Speed: 11 - 1800 Mbps 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.

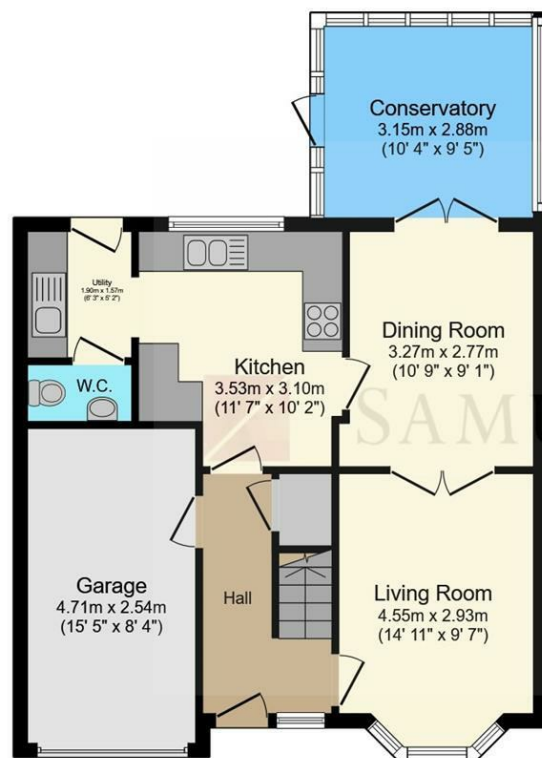
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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

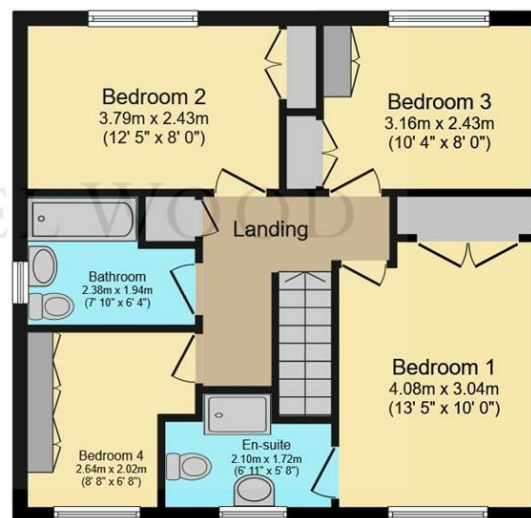






Ground Floor

Floor area 82.7 sq.m. (890 sq.ft.)



First Floor

Floor area 55.1 sq.m. (593 sq.ft.)

Total floor area: 137.8 sq.m. (1,483 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk