



SAMUEL WOOD

5 Beech Close, Ludlow, Shropshire, SY8 2PD

Offers Based On £325,000



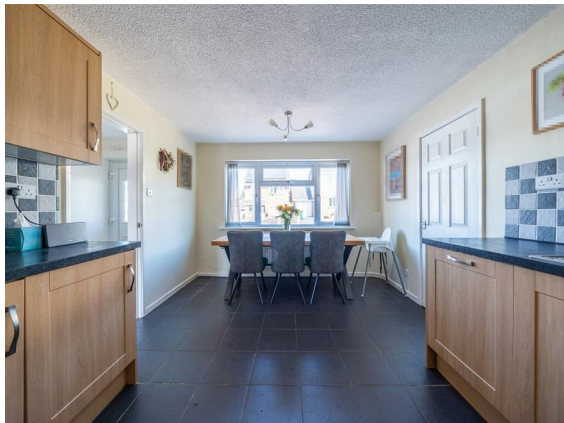
5 Beech Close

Ludlow, Shropshire, SY8 2PD



- Spacious four bedroom detached house
- Gas fired heating and UPVC double glazing
- Two driveways and a garage
- No onward chain
- Modern interiors
- South facing rear garden
- Corner plot

This well presented and spacious four bedroom detached house enjoying a corner plot with brick driveway to frontage and rear driveway with single garage . Landscaped south facing rear garden. Accommodation benefiting from gas fired heating and UPVC double glazing extends to 1400 square feet including garden and is well presented throughout and includes a versatile downstairs study / occasional bedroom five. No onward chain.



Location:

Beech Close is a mature cul-de-sac within easy reach of Ludlow's historic town Centre

Accommodation:

The property is approached into an entrance hall with large cloakroom off housing the gas boiler and a good sized under stairs storage cupboard. Extremely spacious living room sits at the rear with double doors out onto the garden, this then leads to a study / occasional bedroom five.

Kitchen / dining room with window to frontage and a good range of matching units, including a freestanding cooker and integrated dishwasher together with a large utility room.

On the first floor there are four good sized bedrooms and a modernised family bathroom.

Outside:

The property has a brick driveway to the frontage with electric charging point and sits on a corner plot. There are well presented and enclosed gardens with flagstone seating areas with pergola, raised beds and a selection of mature trees and shrubs. At the bottom of the garden, gated access leads onto a second driveway with a single garage.



Services:

We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators. Windows are UPVC double glazed.

Broadband Speed: 15 - 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: C

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





Directions

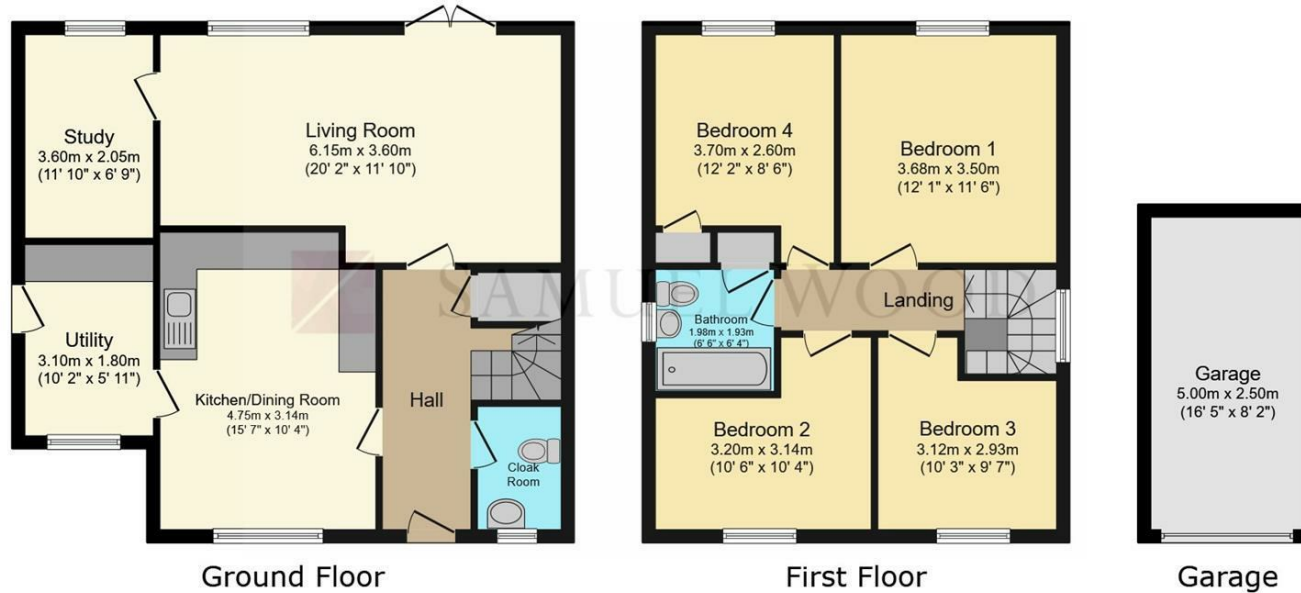
From Ludlow town Centre proceed up gravel Hill to the mini roundabout turning right onto Henley Road and immediately left into Dodmore Lane, follow this road bearing to the left which turns into Hucklemarsh Road and take the third turning on your left into Beech Close with number five being the third house on your left.







Floor Plans



Total floor area: 131.1 sq.m. (1,411 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