

**10, Bitterley Close, Ludlow, SY8 1XP**
**Price £435,000**

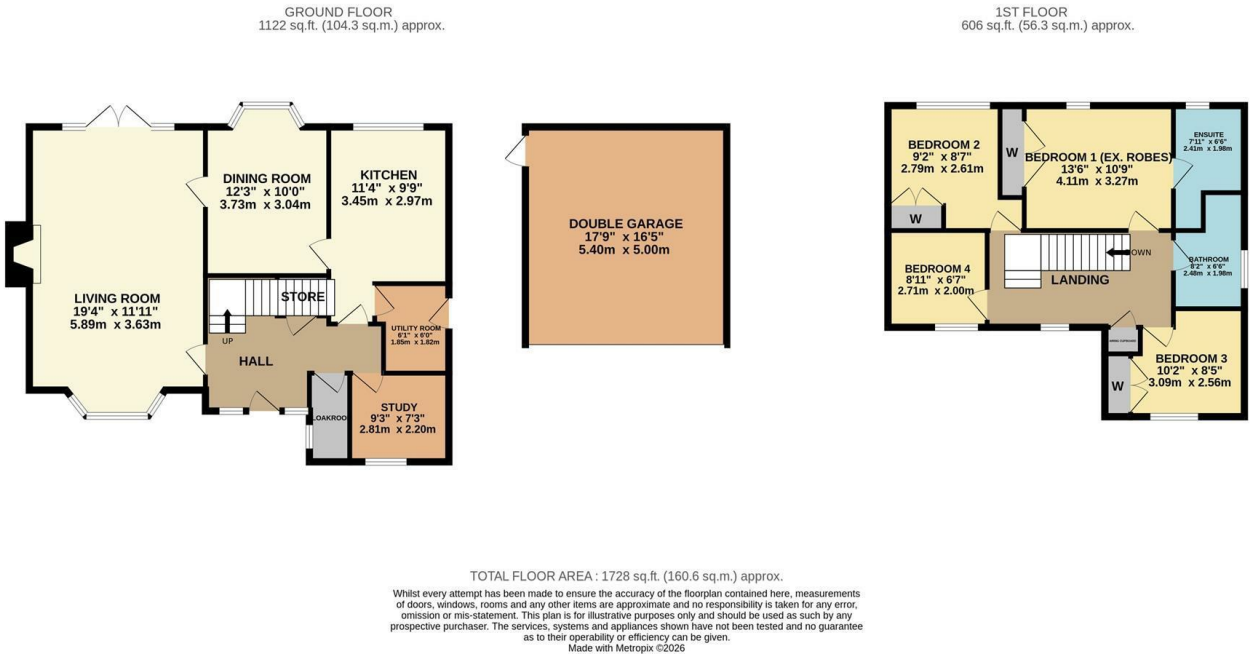
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# 10 Bitterley Close
# Ludlow

This spacious four bedroom home with light-filled living areas, study, utility, en-suite, family bathroom, landscaped gardens, double garage and generous parking would be Ideal for family living and entertaining.

- Convenient Ludlow location
- Sitting room with woodburning stove
- EV charging point
- Driveway parking and detached double garage
- Principal bedroom with ensuite

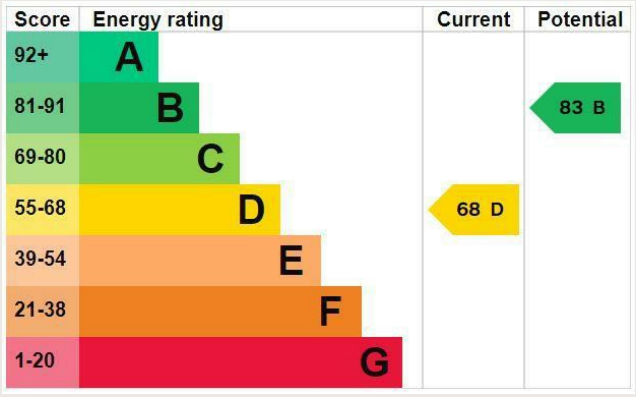
Please note that the dimensions stated are taken from internal wall to internal wall.




TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information
**Price** £435,000
**Tenure:** Freehold
**Local Authority**:
**Council Tax:**
**EPC:** D (68)
For more material information visit www.cobbamos.com




*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.*

## Property Description

The property is entered through a welcoming reception hall, with stairs rising to the first floor and doors leading to the principal ground-floor rooms. The sitting room is a particularly generous and light-filled space, extending across the full width of the property. A feature bay window brings in plenty of natural light, while the fireplace with inset log burner creates an attractive focal point. Double doors provide a direct connection to the rear garden. Adjoining the sitting room is a well-proportioned dining room, again enjoying a bay window overlooking the garden. This flows naturally into the kitchen, which is fitted with a comprehensive range of matching wall and base units, together with an integrated hob and extractor and a built-in double oven. A window above the work surfaces provides an outlook over the rear garden. A separate utility room offers useful additional storage and space for further appliances. There is also a dedicated study, ideal for those working from home, although the room could equally serve as an additional reception room, playroom or snug. A ground-floor cloakroom with WC and wash hand basin completes the accommodation on this level.

On the first floor are four bedrooms together with the family bathroom. The principal bedroom is particularly spacious and benefits from built-in storage and its own en-suite bathroom, fitted with a roll-top bath, WC and wash hand basin. Two of the three further bedrooms also benefit from built-in storage, providing excellent flexibility for family living and visiting guests. The family bathroom is fitted with a walk-in shower, WC and wash hand basin.

Outside, the rear garden has been thoughtfully arranged into a number of distinct areas. There is a lawned section, established flower beds containing a variety of shrubs and trees, and a patio providing an attractive setting for outdoor seating and alfresco dining. To the front, the property has a lawned garden together with generous off-road parking. A double garage provides further parking, storage or workshop space.

## Services

All mains including gas are connected to the property
Tenure Freehold
Shropshire Council Tax Band E

## Location

Situated on the outskirts of the historic market town of Ludlow, 10 Bitterley Close is well placed for access to a wide range of everyday amenities, schooling and transport links, including Ludlow railway Station. The town centre is also within walking distance, offering an excellent selection of independent shops, cafes and leisure facilities.

## Agents Notes

Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

**DIRECTIONS**

Heading into Ludlow on the A49, at the M&S roundabout take the exit onto Sheet Road, take the next right onto Parys Rd and follow this for 0.6 miles. Turn right into Bitterley Close and the property will be found at the end of the cul-de-sac.

