



SAMUEL WOOD

41 Baker Close, Ludlow, Shropshire, SY8 1XJ

Offers Based On £335,000



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This well presented 4 bedroom detached house sits in a popular cul-de-sac on the eastern side of the town and enjoys driveway parking, garage and pleasant gardens. Accommodation benefiting from UPVC double glazing and gas fired heating briefly includes: Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen, Utility Room, First Floor Landing, 4 good sized Bedrooms, En-suite Shower Room and House Bathroom.

- Four bedroom detached house
- Popular cul-de-sac
- Eastern outskirts of the town
- Driveway parking and garage
- Gardens front and rear
- Modern and well presented interiors
- Gas central heating and UPVC double glazing

### Location

Baker close is a popular cul-de-sac sitting off Parrys Road and close to a range of shops and facilities whilst the historic town centre sits to the west and is easily accessible.

### Accommodation

Entrance Hall with cloakroom off with a suite in white, living room having window to frontage, door into Dining Room with sliding door to the rear garden. Kitchen has a range of matching units and a fitted cooker, hob, extractor, planned space for several appliances and archway into a Utility Room.

On the first floor, there are 4 bedrooms and house bathroom with a suite in white, the Main Bedroom having a range of fitted wardrobes and En-suite Shower Room.

The property is approached onto a tarmac driveway with a further gravelled parking space and an integral garage. Open plan front garden is laid to lawn. The rear garden is enclosed by high board fencing and wall with a flagstone pathway across the rear of the house, lawned garden and well established borders with plants and shrubs and a garden shed.

### Services

We understand that the property has Mains electric, water, drainage and gas.

Gas fired heating to radiators, UPVC double glazing.

Broadband Speed: 11 Mbps to Ultrafast 1800 Mbps

Flood Risk: Very Low

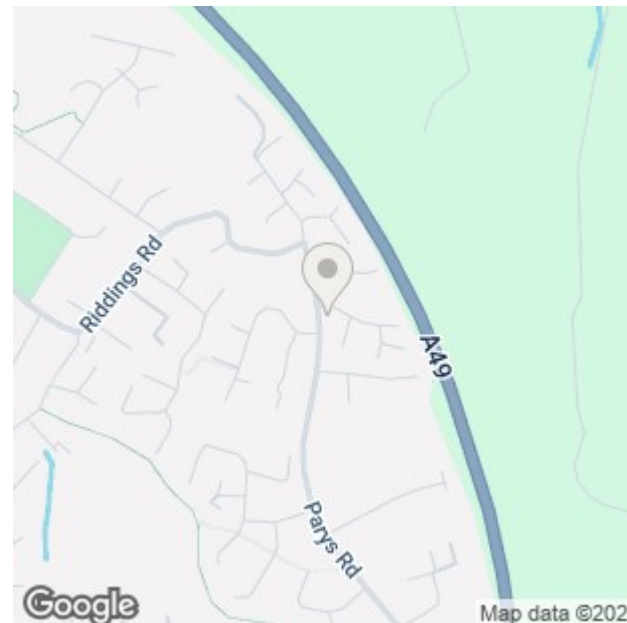
Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: 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.



## Floor Plans



### Ground Floor

Floor area 58.7 sq.m. (632 sq.ft.)



### First Floor

Floor area 56.7 sq.m. (611 sq.ft.)

**Total floor area: 115.4 sq.m. (1,243 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](http://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

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