

SAMUEL WOOD

9 Clee view, Ludlow, Shropshire, SY8 1HU

Offers In The Region Of £225,000









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Situated in a convenient location this recently renovated three-bedroom semi-detached property has recently undergone an extensive programme of improvements, including a full electrical rewire, new plumbing, a stylishly fitted kitchen and a contemporary shower room along with many other key features such as a garage & good sized garden. Offered for sale with no onward chain, this practical home presents an excellent opportunity for buyers looking for modernised accommodation in a convenient Ludlow location.

- Recently Renovated Property
- New Windows & Doors
- New Plumbing & Radiators
- Fully Rewired
- New Garage Roof & Utility
- Fully Redecorated
- New Kitchen & Shower Room
- No Onward Chain

The front door opens into a good-sized reception hallway, leading through to a comfortable sitting room and an impressive open-plan kitchen/dining room. The newly fitted kitchen provides a modern and practical space for everyday living and entertaining, incorporating an integrated four-ring electric hob, oven, fridge freezer and dishwasher. An integral door leads through to the garage, which benefits from a newly fitted utility room to the rear. This useful space is fitted with units and a sink, together with a macerator WC and dedicated space for a washing machine, providing valuable additional practicality.

To the first floor, the landing gives access to three bedrooms with fitted wardrobes, including two well-proportioned double rooms , alongside a newly fitted shower room.

Externally, the property is approached via a tarmac driveway providing off-road parking, with a lawned front garden and raised beds. The rear garden is a particularly appealing feature, offering a generous outdoor space predominantly laid to lawn, complemented by a range of raised beds and providing excellent scope for gardening, relaxation and outdoor entertaining.

## Services:

Agents Notes: The property is of concrete sectional construction which means it would be very difficult to obtain a mortgage.

We understand that the property has mains electric, water and drainage. mains gas with gas fired heating,

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: A

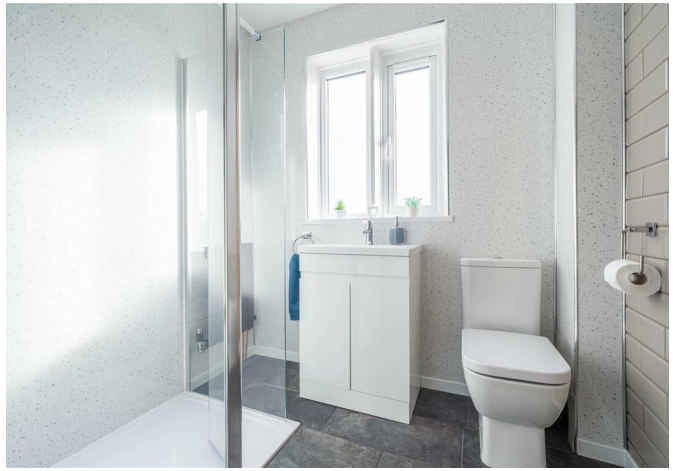
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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: 110.5 sq.m. (1,189 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.