



SAMUEL WOOD

18 Beech Close, Ludlow, Shropshire, SY8 2PD

£850 Per Month



# 18 Beech Close

Ludlow, Shropshire, SY8 2PD



- 2 bedroom terraced house
- Enclosed gardens front and rear
- Designated parking space
- Re-decorated and new flooring
- Popular residential area
- Upvc dg and gas heating
- Upgraded kitchen
- No onward chain

This much improved 2 bedroom terraced house sits in a convenient and popular residential area in this historic town. The property enjoys a single parking space and enclosed gardens to both front and rear. Accommodation, much improved and benefitting from gas fired heating and upvc double glazed has been redecorated and re-carpeted to its' accommodation of: Entrance Hall, Living Room, re-fitted Kitchen / Dining Room, First Floor Landing with 2 good sized Bedrooms both with fitted wardrobes and Bathroom. No onward chain







## Directions

Available on a min 12 months tenancy  
Unfurnished.

No smoking/vaping.

EPC - D

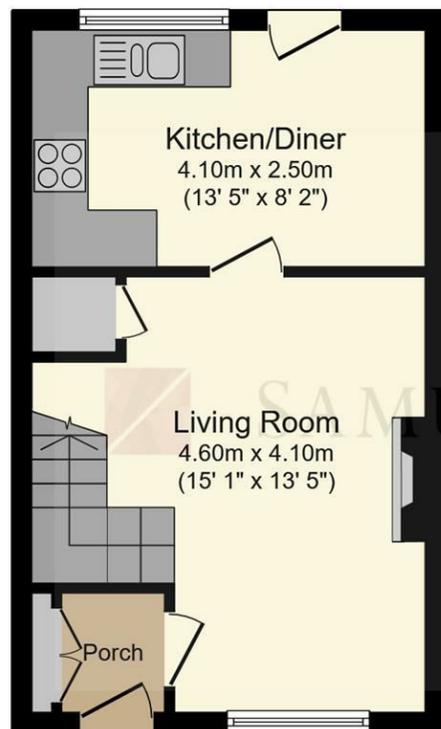
Council Tax Band – A

Utilities - mains gas, mains electric, mains water, mains drainage

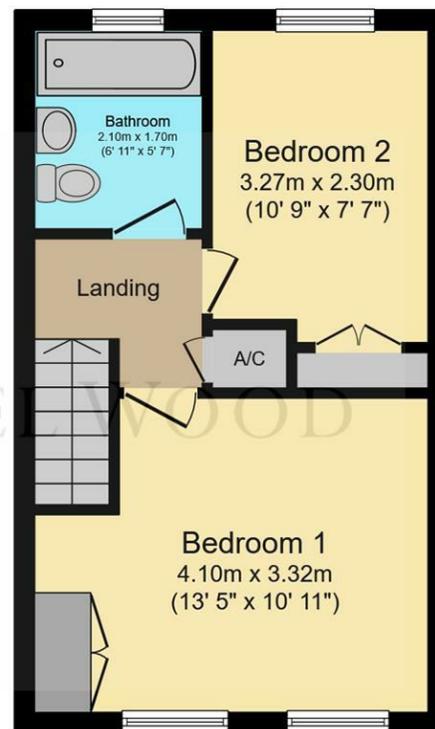
Parking situation – off road parking for 1 vehicle, on street parking







**Ground Floor**  
Floor area 30.1 m<sup>2</sup> (324 sq.ft.)



**First Floor**  
Floor area 30.1 m<sup>2</sup> (325 sq.ft.)

**TOTAL: 60.3 m<sup>2</sup> (649 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk