



SAMUEL WOOD

5 James Close, Ludlow, Shropshire, SY8 1UH
Offers In The Region Of £275,000



This 3 Bedroom end of terrace house has been beautifully modernised with gas heating and practical accommodation to include: Reception Hall, Living / Diner, Kitchen, Garage, 3 Bedrooms, En-suite and Bathroom. Outside the property enjoys driveway parking and a landscaped rear garden. EPC rating C

- 3 Bedroom End Of Terrace
- Convenient Location
- Modern Home
- Garage & Driveway Parking

Reception Hall

Having wall mounted radiator

Living / Dining Room 24'2" x 12'11" (7.39m x 3.96m)

Having two wall mounted radiators, window to front and rear elevations, under stairs storage.

Kitchen 15'1" x 7'10" (4.61m x 2.39m)

Having a range of matching units to include base cupboards, wall cupboards and drawers, 1½ bowl sink drainer unit, integrated 4 ring gas hob with extractor positioned above and oven below, integrated fridge and dishwasher. The Worcester gas fired combi boiler is also located in the kitchen, wall mounted radiator, two windows to rear elevation, door opening onto rear patio and integral door to

Garage

Having up and over door with light and power fitted.

First Floor Landing

Having door into airing cupboard with shelving fitted

Bedroom 1 10'11" x 9'10" (3.33m x 3.00m)

Having wall mounted radiator, window to frontage, archway into dressing area with fitted wardrobes.

Ensuite 8'9" x 5'8" (2.69m x 1.74m)

Having WC, wash hand basin to vanity cabinet, shower unit, wall mounted radiator and window to frontage.

Bedroom 2 9'6" x 7'10" (2.92m x 2.41m)

Having wall mounted radiator and window to rear elevation.

Bathroom 6'3" x 6'2" (1.91m x 1.88m)

Having suite in white of WC, pedestal wash hand basin, bath with shower over and shower screen fitted. wall mounted radiator and window to rear elevation.

Bedroom 3 11'8" x 6'7" (3.58m x 2.01m)

Having wall mounted radiator and window to rear elevation.

Outside

As you approach the property there are two parking spaces and access into the garage. Gated side access then leads to the rear of the property having a lovely flagstone patio which is ideal for summer dining.

Steps then lead to the lawn which is bordered by some raised beds, a range of mature shrubs and plants, boundaries are made up of high board fencing.

Services

Mains electricity, water, drainage and gas. Gas fired heating to radiators, all windows are double glazed.

Broadband speeds:

Basic: 16 Mbps

Superfast: 80 Mbps

Ultrafast: 1000 Mbps

Flood risk: None

Local Authority

Shropshire Council

Tax Band: C

Tenure

Freehold

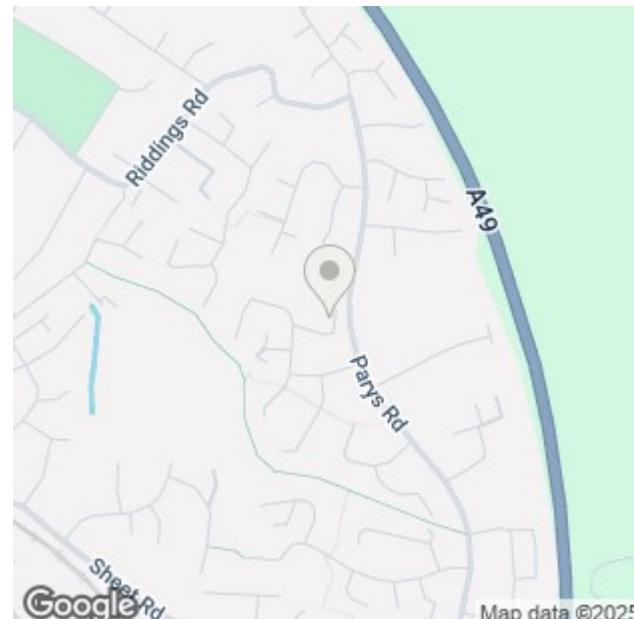
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

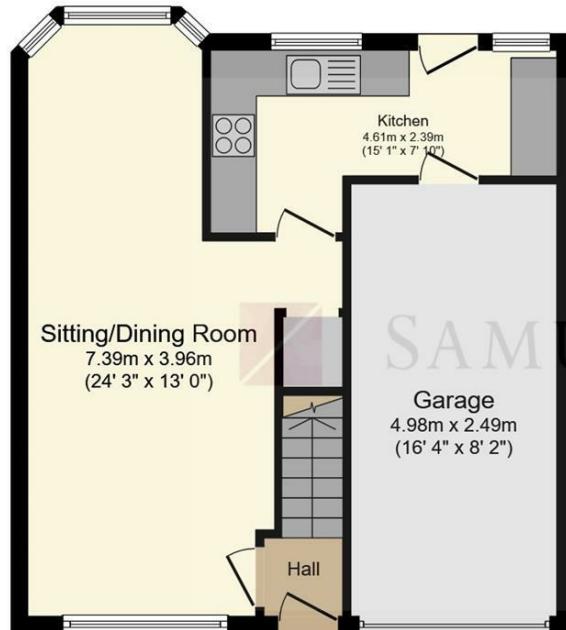
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

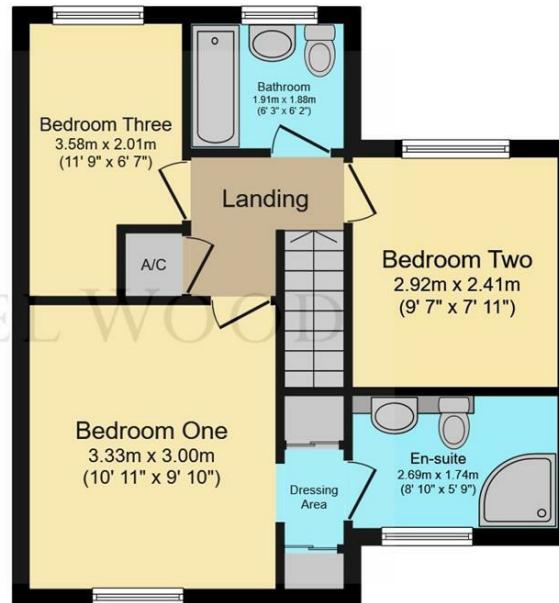
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Floor Plans



Ground Floor



First Floor

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

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