



SAMUEL WOOD

18 Beech Close, Ludlow, Shropshire, SY8 2PD

Asking Price £175,000



This 2 bedroom terraced house sits in a popular residential area and outside it enjoys an enclosed garden to both front and rear and a designated parking space. Accommodation benefitting from upvc double glazed windows and gas fired heating to: Reception Hall, Living Room, Kitchen / Dining Room, First Floor Landing, 2 Bedrooms both with fitted wardrobes and modern Bathroom. EPC – On Order

- 2 Bedroom Mid Terraced House
- Popular residential area
- Gas heating, double glazing
- Gardens front and rear
- Designated Parking Space
- Viewing recommended

Front door opens into

Reception Hall

With double doors into meter cupboard and glazed door through into

Living Room 15'1" x 13'5" (4.60m x 4.10m)

With window to frontage, feature fireplace with wooden surround, tiled inset (please note the gas fire is not connected and working), there is a dado rail and door into under stairs storage cupboard with shelving

Kitchen / Dining Room 13'5" x 8'2" (4.10m x 2.50m)

Sits to the rear with window and door to garden. There is room for table and chairs whilst the kitchen area is fitted with a range of units with white fronts, work surfaces and tiled splashbacks, single drainer sink unit, gas hob with electric oven below, planned space and plumbing for washing machine and room for fridge/freezer.

First Floor Landing

With access to roof space, door into

Linen Cupboard

With radiator and shelving

Bedroom 1 13'5" x 11'1" (4.10m x 3.40m)

with 2 windows to frontage, excellent fitted wardrobe cupboards and eye level cupboards

Bedroom 2 10'9" x 7'6" (3.30m x 2.30m)

With window overlooking rear garden and double doors into wardrobe cupboard and eye level cupboards above

Bathroom 6'10" x 5'6" (2.10m x 1.70m)

With window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over and tiled splash backs

Outside

The property enjoys an enclosed front garden with low picket styled fencing which is laid to lawn with shrubs. To the rear there is also a low maintenance garden enclosed by fencing and wall. Directly nearest the house there is a crazy paved seating area, brick retaining wall and trellis work with climbing plants. The top part of the garden is gravelled with garden shed. Gated access then leads to the property's parking space.

Services

Mains electricity, Mains Water, Mains drainage, Mains Gas, Gas fired heating to Radiators via a Worcester boiler which is housed in the loft. Windows are upvc double glazed, Telephone to BT regulations.

Local Authority:

Shropshire, Council Tax Band A

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 enquires please phone Andrew Cadwallader on 07974 015764

Directions:

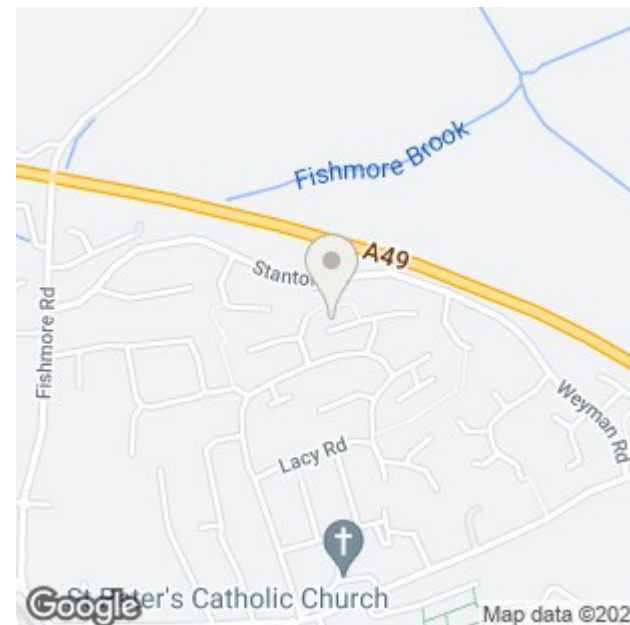
As you drive into Beech Close go to the right and there is a little walk way that goes at the bottom of the cul-de-sac which leads to number 18 on the right hand side as indicated by the agents for sale sign. However parking for the property is accessed through Maple Close, so down into Maple Close, keep bearing round to the left and the parking sits at the rear of the house.

Tenure:

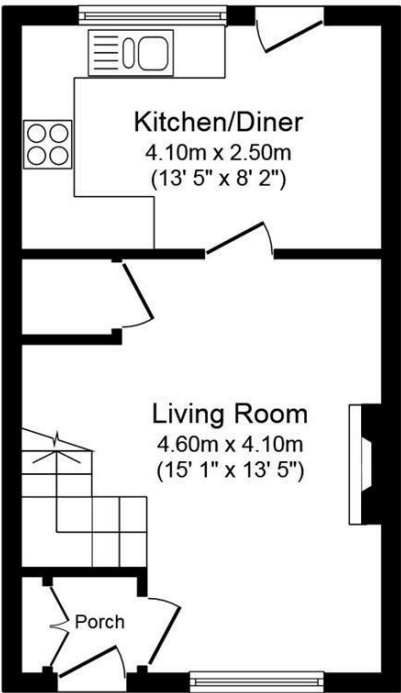
The property is freehold

Referrals

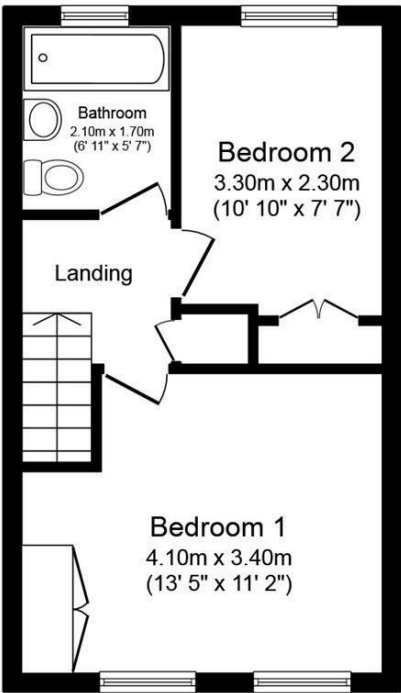
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor



First Floor

Total floor area 60.1 sq.m. (646 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Printed Contact Details...

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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