



SAMUEL WOOD

I Vashon Close, Ludlow, Shropshire, SY8 1XG

Offers Based On £325,000



 3  2  2  C

This much improved three bedroom link detached house sits in a popular residential area with an extended double width driveway and attractive low maintenance garden. Accommodation benefiting from gas fired heating and UPVC double glazing to include: a newly fitted kitchen / breakfast room, conservatory, living room, cloakroom, first floor landing serving three bedrooms, en suite shower room and house shower room.

- Much improved three bedroom link detached house
- Popular and mature residential area
- Newly fitted kitchen
- Driveway with parking for 4 to 5 cars
- Attractive low maintenance rear garden
- Internal inspection advised

### Accommodation:

The property is approached into the former garage which now provides an entrance area with some excellent fitted storage and door to rear garden, and opens into an entrance hall with stairs to 1st floor and a cloakroom with a suite in white.

The living room has window and a fireplace (which can be taken to at valuation if required). The kitchen / breakfast room has undergone a recent upgrade to include a matching range of base cupboards with marble work surfaces and matching splashback, integrated wine cooler, dishwasher and washing machine. There is planned space for a free standing cooker (can be taken to at valuation) and a useful under stairs storage cupboard. Double doors, then open into the rear conservatory which the current only uses as the dining room and this overlooks the attractive terraced gardens.

On the first floor a landing which serves three bedrooms, two doubles and a single. The main bedroom having a modern en suite shower room whilst there is also a modern house shower room both with suites in white.

### Outside:

The property has an excellent and newly finished tarmac and extended driveway, providing ample parking for up to 4 / 5 vehicles. The rear garden has been landscaped to provide an excellent recreation space with a paved seating area off the conservatory. Steps then lead up onto the top tier where a further seating area and circular patio can be found, gravel borders and with shrubs and plants and high board fencing aiding privacy to both side and rear elevations.

### Services:

We understand that the property has Mains electric, water, drainage and mains gas. Gas fired heating to radiators. Windows are upvc double glazed.

Broadband Speed: 11 to 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

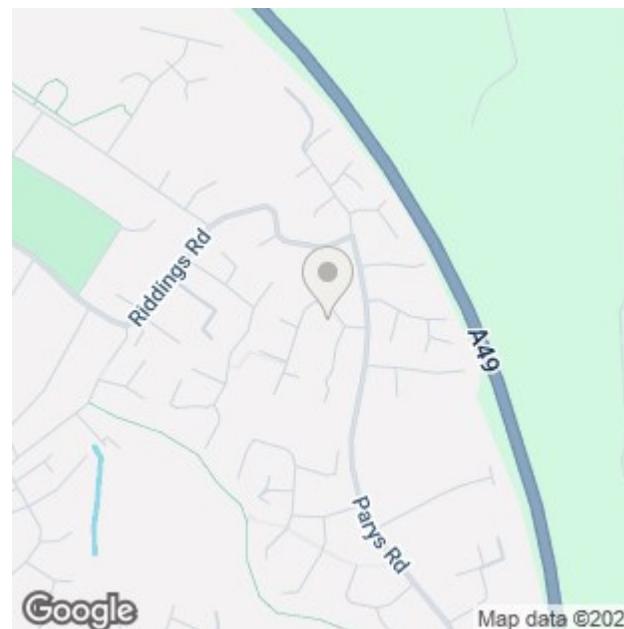
Council Tax Band: C

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.

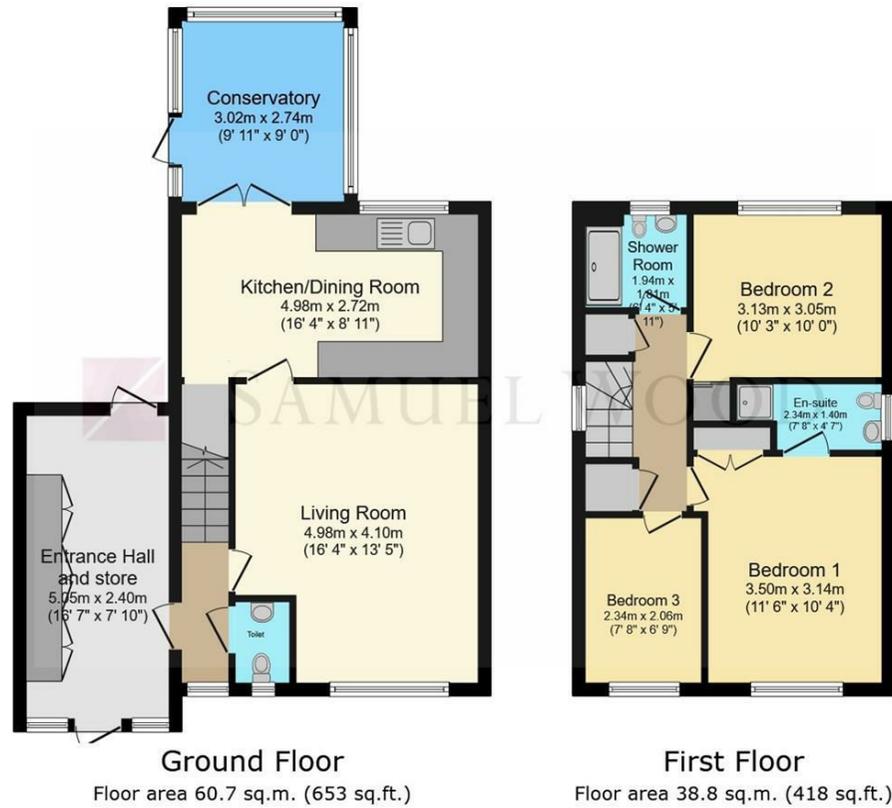
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Directions:

As you turn into Vashon Close, ignore the turning immediately on your left into Ballard Close and number one is the first house after this turn on the left-hand side



## Floor Plans



**Total floor area: 99.5 sq.m. (1,071 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

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