



SAMUEL WOOD

22 Beech Close, Ludlow, Shropshire, SY8 2PD

Asking Price £130,000



This much improved and immaculately presented 1 bedroom house sits in a popular residential cul de sac and benefits from a parking space and a pretty and enclosed garden. Accommodation benefitting from upvc double glazing and gas fired heating includes: Living Room open plan to modern Kitchen, First Floor Landing, large Double Bedroom with excellent wardrobes and modern Bathroom. Viewing recommended. EPC - C

- 1 bedroom house
- Popular cul de sac
- Enclosed garden and parking space
- Upvc double glazing and gas heating
- Well presented and modern interiors
- Delightful garden

Covered Porch

adjacent to which is a useful store. Upvc double glazed door opens into

Living Room

with window to frontage and double opening doors onto the attractive enclosed garden. Open plan through to the

Kitchen

with window to rear elevation, nicely fitted with a modern range of matching units with cream coloured fronts, wood effect work surfaces and tiled splash backs, stainless steel sink unit, electric hob with extractor positioned above and electric oven below, planned space and plumbing for a washing machine and room for a fridge freezer. The Baxi wall mounted gas fired boiler is housed here and heats domestic hot water and radiators. Spiral staircase then leads to

First Floor Landing

Bedroom

with windows to front and rear elevation overlooking garden, access to roof space with drop down ladder and double sliding doors into wardrobe cupboard with hanging rail and shelf, further door into linen cupboard with shelving

Bathroom

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

Outside:

The property enjoys a single parking space at the rear, adjacent to the front door is a small open plan gravelled garden area whilst the rear garden with the property is fully enclosed with high board fencing to side and rear elevations aiding privacy. Right across the rear of the house there is a paved seating area with gravel border, low brick retaining wall and 3 steps up onto a lawned garden where a large shed / workshop can be found together with an outside tap

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Windows and doors are upvc double glazed. Flood risk – very low. Broadband speed 15-80Mbps

Directions:

Please note that the property address is Beech Close, however to access the parking space you need to turn into the next cul de sac which is Maple Close on your left hand side and then as you come down into the cul de sac turn left again and the parking area for these properties can be found here with the allocated space for No 22 is clearly shown.

Local Authority:

Shropshire council, tax band – A

Tenure:

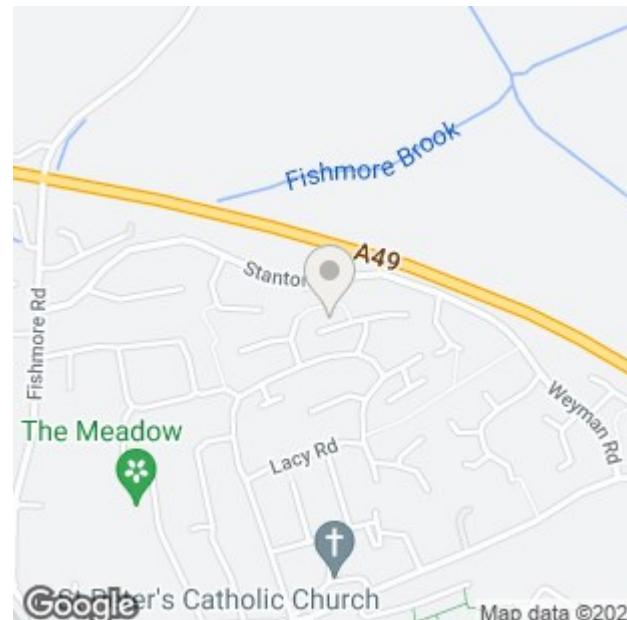
The property is Freehold

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

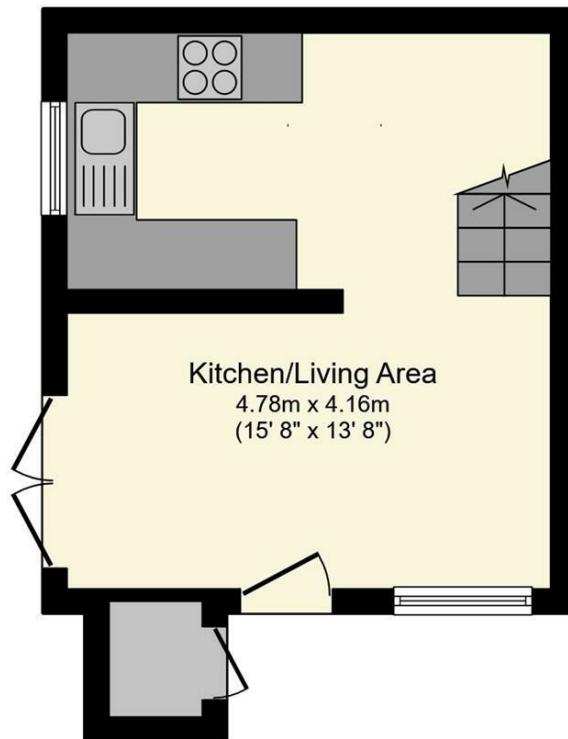
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

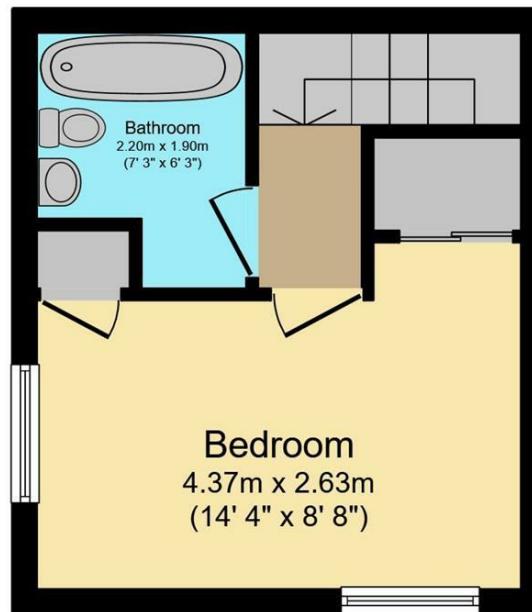
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Floor Plans



Ground Floor



First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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