



SAMUEL WOOD

11 The Croftings Felton Close, Ludlow, Shropshire, SY8 1DS

Offers Based On £245,000



 3  1  1  B

This modern three-bedroom semi-detached home occupying a convenient cul-de-sac position on the outskirts of Ludlow's historic town centre, offering well-proportioned accommodation, driveway parking and a low-maintenance garden. Families are particularly well catered for, with schools within easy reach, while there is a nearby leisure centre provides excellent fitness, swimming and sporting facilities along with a range of shops and public transport links.

- 3 Bedroom Semi Detached House
- Driveway Parking
- Cul De Sac Location
- Modern Home
- EPC B

The accommodation is presented in good order throughout and benefits from gas-fired central heating. A welcoming reception hall provides access to a useful cloakroom and also a practical kitchen/breakfast room. At the rear of the property you can find a spacious living room overlooking the rear garden.

To the first floor, there are two double bedrooms and a single bedroom, all offering comfortable and versatile accommodation, together with a modern family bathroom.

Outside, the property benefits from driveway parking for up to three vehicles to the front and gated side access leading to the rear garden. Designed for ease of maintenance, the enclosed garden provides an attractive outdoor space ideal for relaxing and entertaining.

This is an excellent opportunity to acquire a modern home in a convenient location, combining comfortable living accommodation with easy access to all that Ludlow has to offer.

Services: We understand that the property has mains Gas fired heating, mains electric, mains water & mains drainage.

Broadband Speed: Basic 9-1800 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

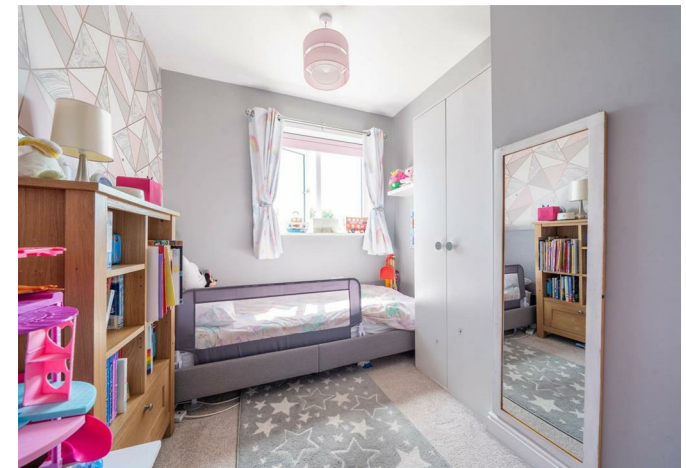
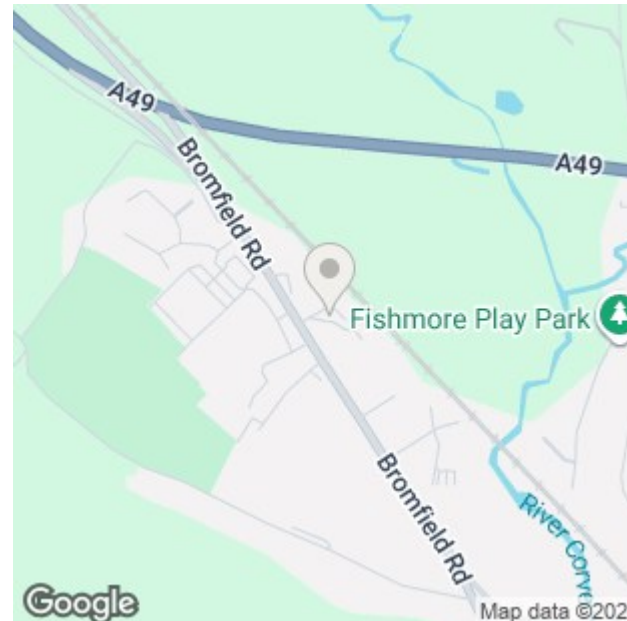
Council Tax Band: B

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.

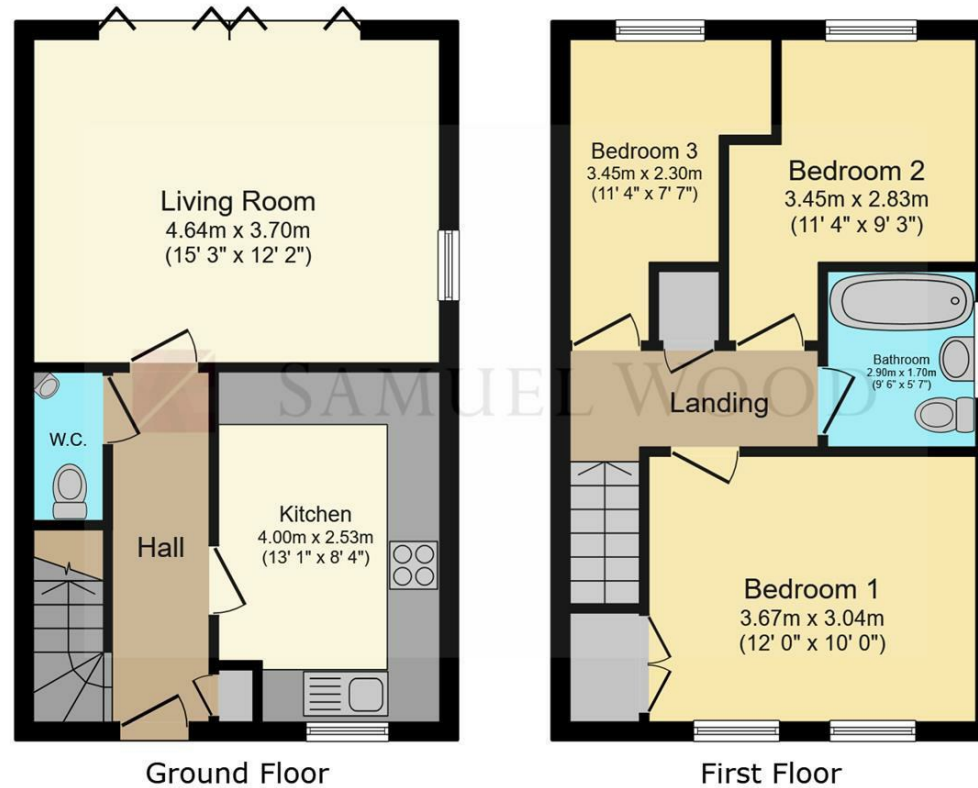
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Total floor area: 72.4 sq.m. (779 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk