

SAMUEL WOOD

11 Maple Close, Ludlow, Shropshire, SY8 2PT

Offers In The Region Of £180,000









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This well presented two bedroom terraced house enjoys a quiet location ideal for first time, investment or retirement buyers. With gardens to front and rear, a single parking space and a modern bathroom and a range of amenities close by. Viewing is highly recommended to appreciate everything this property has to offer. EPC C

- Quiet cul-de-sac location
- Ideal for first-time buyers or retirees
- Front and rear gardens
- Modern bathroom

The property opens into a welcoming reception hallway, leading through to a comfortable living room and a well-appointed kitchen. A door from the kitchen provides direct access to the rear garden, creating a particularly practical arrangement for everyday living and outdoor entertaining. Upstairs, the property offers two well-proportioned bedrooms together with a modern family bathroom with a shower over the bath.

Externally, the home benefits from gardens to both the front and rear, providing pleasant outdoor space with the rear garden offering a private area to relax, entertain or enjoy gardening. The provision of one designated parking space is an additional benefit rarely overlooked by prospective buyers.
Perfectly suited to a first-time buyer, downsizer or retiree, this delightful home combines a peaceful setting with practical accommodation and excellent outdoor space.

Services:

We understand that the property has mains electric, mains gas, mains water and mains drainage. Gas fired heating to radiators

Broadband Speed: 15 - 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: A

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

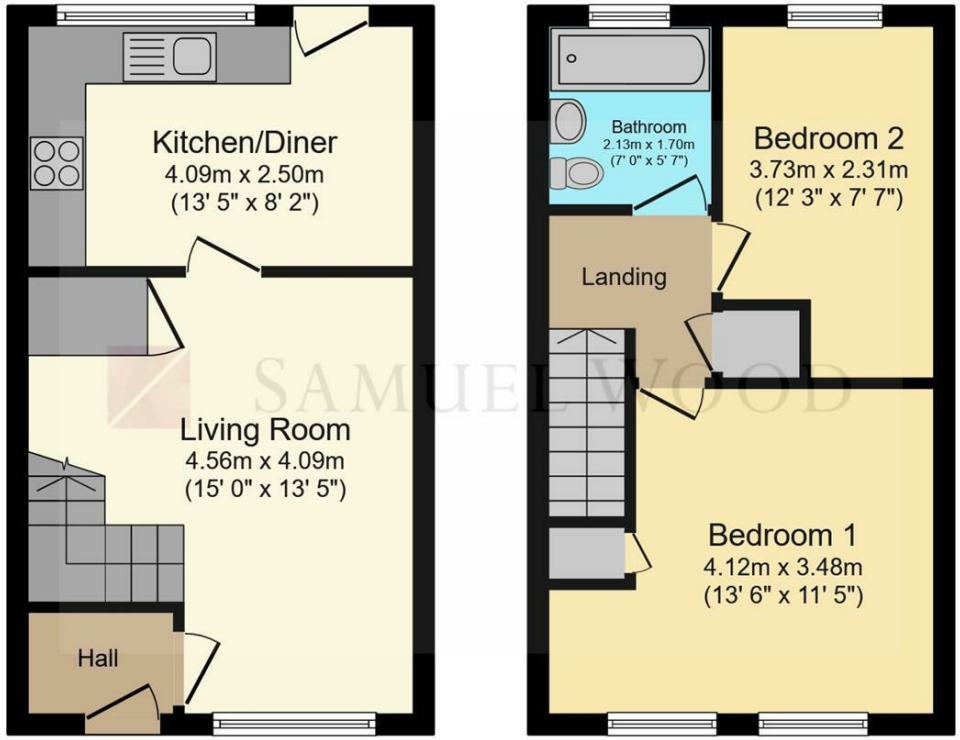








Floor Plans



Total floor area: 57.1 sq.m. (615 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.