

SAMUEL WOOD

6 Sycamore Close, Ludlow, Shropshire, SY8 2PE

Offers In The Region Of £200,000









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Offering flexible accommodation, two double bedrooms, generous storage and off-road parking, this property presents an appealing opportunity for first-time buyers, small families, or downsizers looking for a practical property with easy access to all the facilities Ludlow has to offer.

- 2/3 Bedroom End of Terrace House
- Exceptional Storage
- Driveway Parking
- Gas Heating & UPVC Double Glazing

The property is entered via the front door into a welcoming reception hallway, with access to the kitchen/breakfast room positioned to the left. The kitchen provides a practical space for everyday cooking and dining, while the good-sized living room offers comfortable accommodation for relaxing and entertaining. Off the living room is a useful additional room, which could be utilised as a third bedroom, a separate dining room or a home office, depending on individual requirements.

A staircase rises to the first-floor landing, where a useful storage cupboard provides additional practicality. There are two double bedrooms, together with a bathroom fitted with a white suite and a shower over the bath.

Outside, a terrace sits directly off the living room, with steps leading down to the rear garden. The garden features a small patio area, with the remainder laid to lawn. A particularly useful feature is the access door to an excellent storage area beneath the house with light, power and plumbing for a washing machine, providing valuable additional space for household belongings, equipment and the boiler. To the front of the property, there is driveway parking for two vehicles and an external electric socket. There is an access path that leads to the rear garden.

Services:

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

Broadband Speed: Between 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: 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: 104.0 sq.m. (1,119 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.