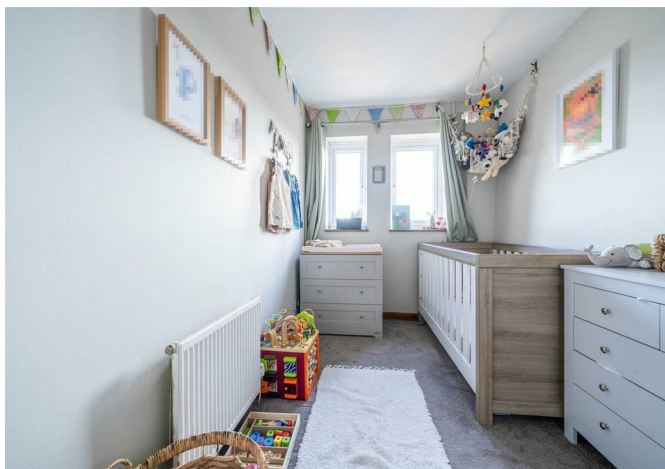




SAMUEL WOOD

22 Hopton Close, Ludlow, SY8 2PU
Offers In The Region Of £180,000



This well positioned two bedroom semi-detached property, tucked away in a quiet cul-de-sac on the eastern outskirts of the highly regarded market town of Ludlow. Offering an excellent combination of manageable accommodation, outdoor space, parking and far-reaching countryside views, this is a property that should appeal strongly to first-time buyers and investors alike.

- 2 Bedroom Semi Detached House
- Recently Refitted Kitchen
- Low Maintenance Garden
- Gas Heating & Double Glazing

The accommodation is well laid out and includes a recently refitted kitchen providing practicality. The comfortable Living Room is at the rear of the property with doors opening to the rear garden. The main Bedroom benefits from a built-in cupboard and there is an airing cupboard on the landing. The bathroom is fitted with a shower over the bath.

Outside, the property benefits from off-road parking connected to the front garden by steps with storage by the front door. To the rear there is a low-maintenance terraced garden with raised beds with hardstanding and gravelled areas. The elevated position of the property makes for lovely views across the surrounding countryside, providing a pleasant backdrop.

The location is another key selling point. Ludlow is one of Shropshire's most attractive and sought-after market towns, renowned for its historic character, independent shops, restaurants, cafés and regular markets. The town offers a good range of everyday amenities, while its railway station provides convenient links to larger centres.

For those who enjoy the outdoors, Ludlow sits on the edge of the Shropshire Hills National Landscape, with excellent countryside and walking opportunities close at hand. The town also benefits from its famous food scene, regular events and strong community atmosphere.

Services:

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

Broadband Speed: 14 - 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

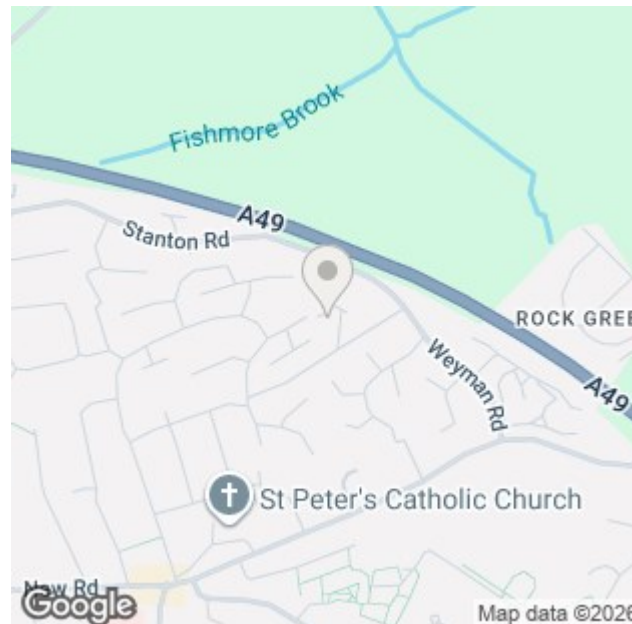
Council Tax Band: A

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.

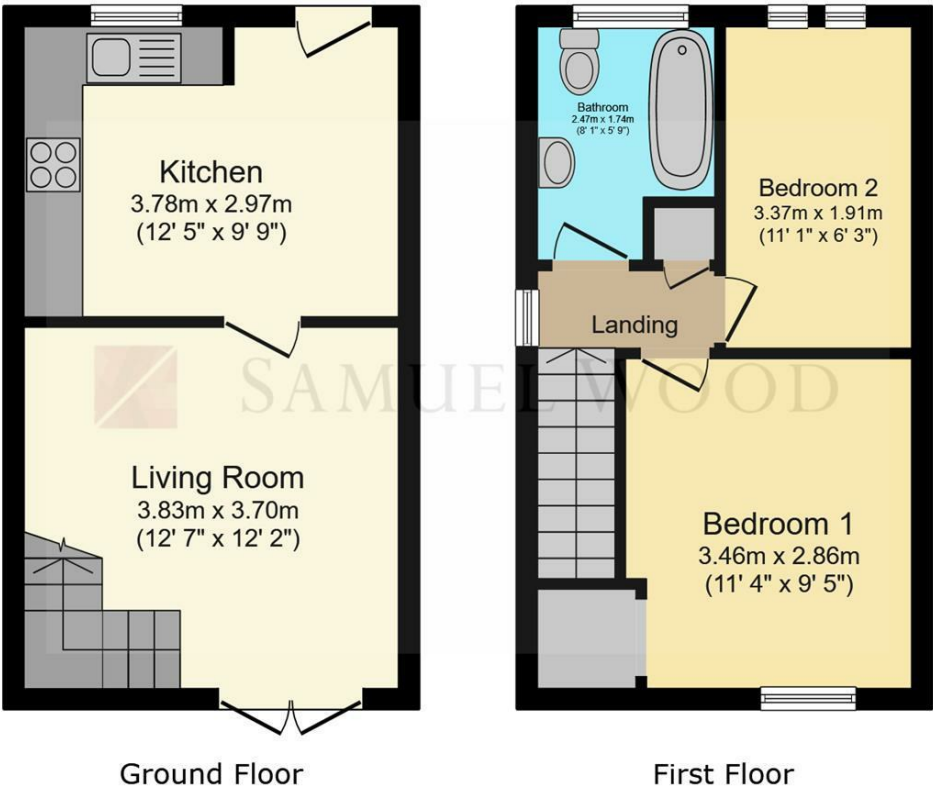
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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: 51.8 sq.m. (558 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.