



23 Townsend Close Ludlow, Shropshire

STRUTT & PARKER

23 Townsend Close

Ludlow, Shropshire SY8 1UN

A stylish and spacious modern town house in a central Ludlow location with parking and garden

Hereford 24 miles, Shrewsbury 30 miles

4 Bedrooms | 2 Bathrooms
Kitchen/dining room | Sitting room
Conservatory | Office | Utility | Balcony | Garden
Parking | No onward chain | EPC rating C

Location

Ludlow has all of the everyday facilities you would expect, as well as being renowned for its listed buildings, thriving restaurants and vibrant annual festivals. The surrounding countryside offers wonderful walks and cycling and Ludlow itself boasts a popular golf course and horse racing.

Communications in the area are excellent - Ludlow train station is on the main Manchester to Cardiff line, with London a little over 3 hours away and Birmingham International airport is just over an hour's drive away. The A49 which links the county town of Shrewsbury in the north to the cathedral city of Hereford in the south can be picked up just outside Ludlow and it is possible to connect to the M5 motorway network via the A4117.

The property

Situated in this gated development with the benefit of off-street parking and lovely views across the playing fields is this semi-detached family home. The property is well presented and has been improved and maintained by the current owner.

On entering the property there is a wide hallway with access to the shower room, along with a spacious double bedroom with doors opening out to the south west facing balcony.

A further room on this floor, which could be used as a single bedroom, or study, also has access out to a balcony. On the first floor are three bedrooms and a family bathroom.

The kitchen/dining room boasts ample dining and entertaining space with a modern range of wall and base units and integrated appliances. There is a separate utility room with access to the outside. The kitchen opens up to the sitting room with direct access out to the garden through two sets of double doors. The conservatory has been added to the property and provides an attractive spot from which to enjoy the garden all year round.

The property certainly makes the most of its enviable elevated position with both the balcony and garden enjoying attractive views for such a central location. The garden comprises a patio area immediately off the sitting room and leads to a lawned area encompassed by mature and established planting.

Directions

From the Strutt and Parker office turn left into Tower Street, proceed through the pedestrian area and, turn right into Lower Galdeford. Approximately 500 yards down on the right hand side is a turning into Townsend Close where number 23 can be found halfway down on the left hand side identified by a blue door and plaque number.

General

Services: Mains water, electricity, gas and drainage.

Council tax: Band D.

Local authority: Shropshire District Council.
Tel: 03456 789000.

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

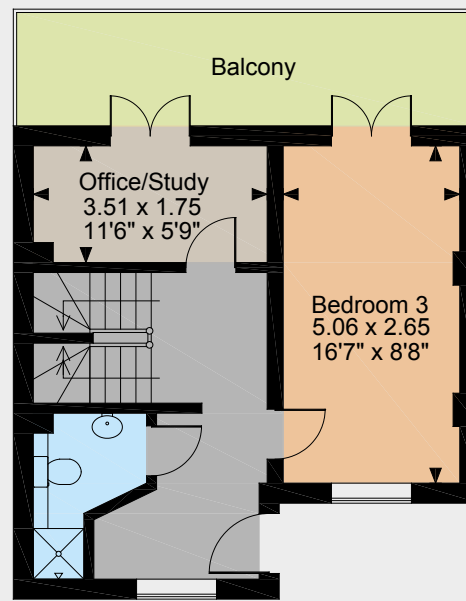
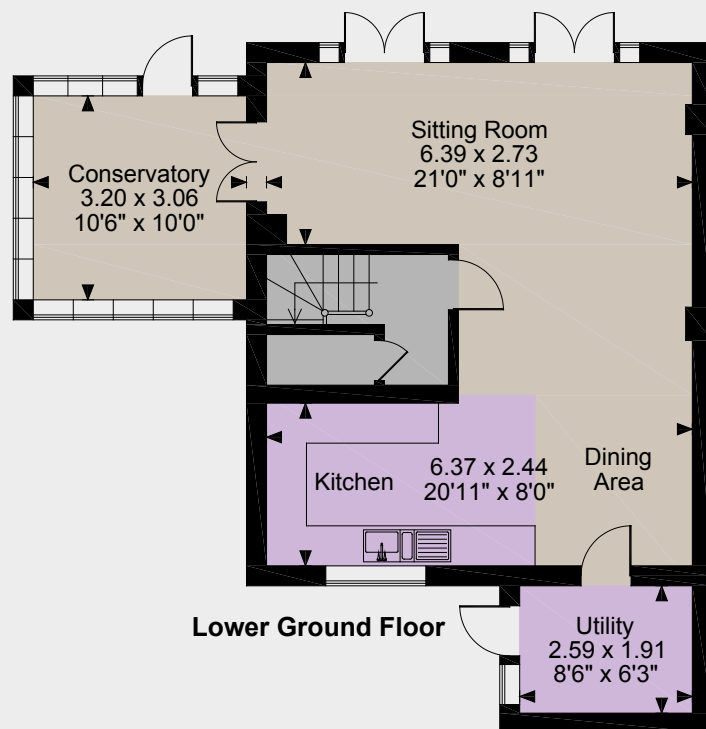
Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

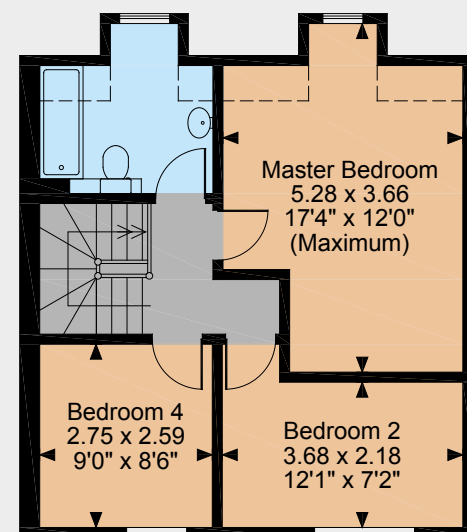




Floorplans
Internal area 1,560 sq ft (145 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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55 offices across England and Scotland,
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