



SAMUEL WOOD

37 Normandie Close, Ludlow, SY8 1UJ

£240,000



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Situated in the popular cul de sac of Normandie Close in the historic market town of Ludlow, this well-presented three-bedroom terraced home offers spacious and practical accommodation ideal for families, professionals or those seeking a comfortable home within easy reach of excellent local amenities, including highly regarded schools, supermarkets, independent shops, cafés and restaurants. The property is also within easy reach of Ludlow's historic town centre, renowned for its medieval architecture, vibrant food scene and regular markets. Viewing is highly recommended to fully appreciate the accommodation and location on offer.

- 3 Bedroom Terraced House
- Bathroom & Ensuite
- Driveway Parking & Garden
- No Onward Chain

The property is approached via a driveway providing off-road parking for two vehicles and opens into a welcoming reception hall. The ground floor accommodation includes a generous living/dining room, perfect for both relaxing and entertaining, together with a well-appointed kitchen. Additional practical features include a ground floor WC and a useful room offering excellent storage space, accessible from outside.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary ensuite shower room. The remaining two bedrooms are served by the family bathroom, fitted with an electric shower over the bath.

Externally, the rear garden has been designed for ease of maintenance and enjoyment, featuring a paved patio area ideal for outdoor dining, a lawned garden and gated rear access.

### Services

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

Broadband Speed: Between 12 - 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: C

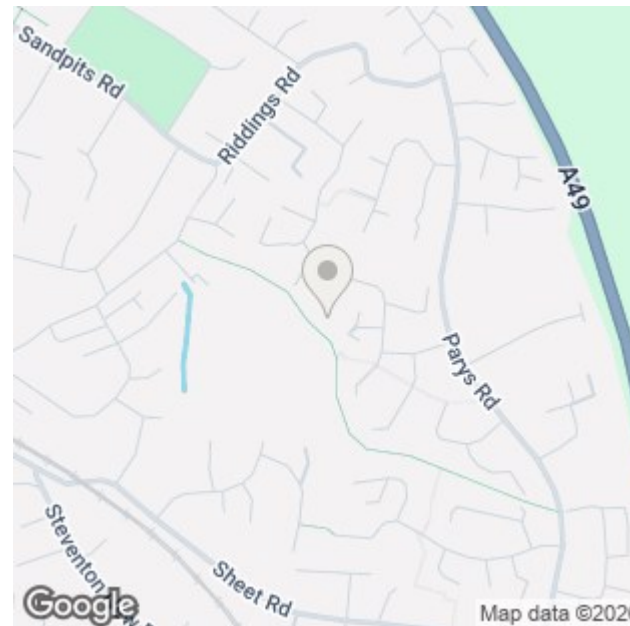
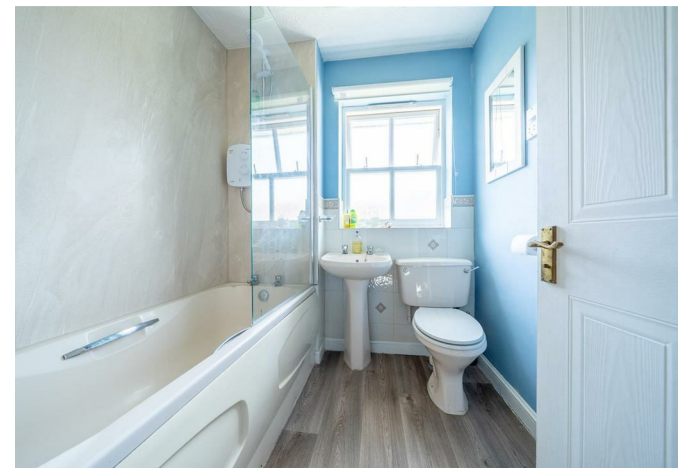
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds

(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.

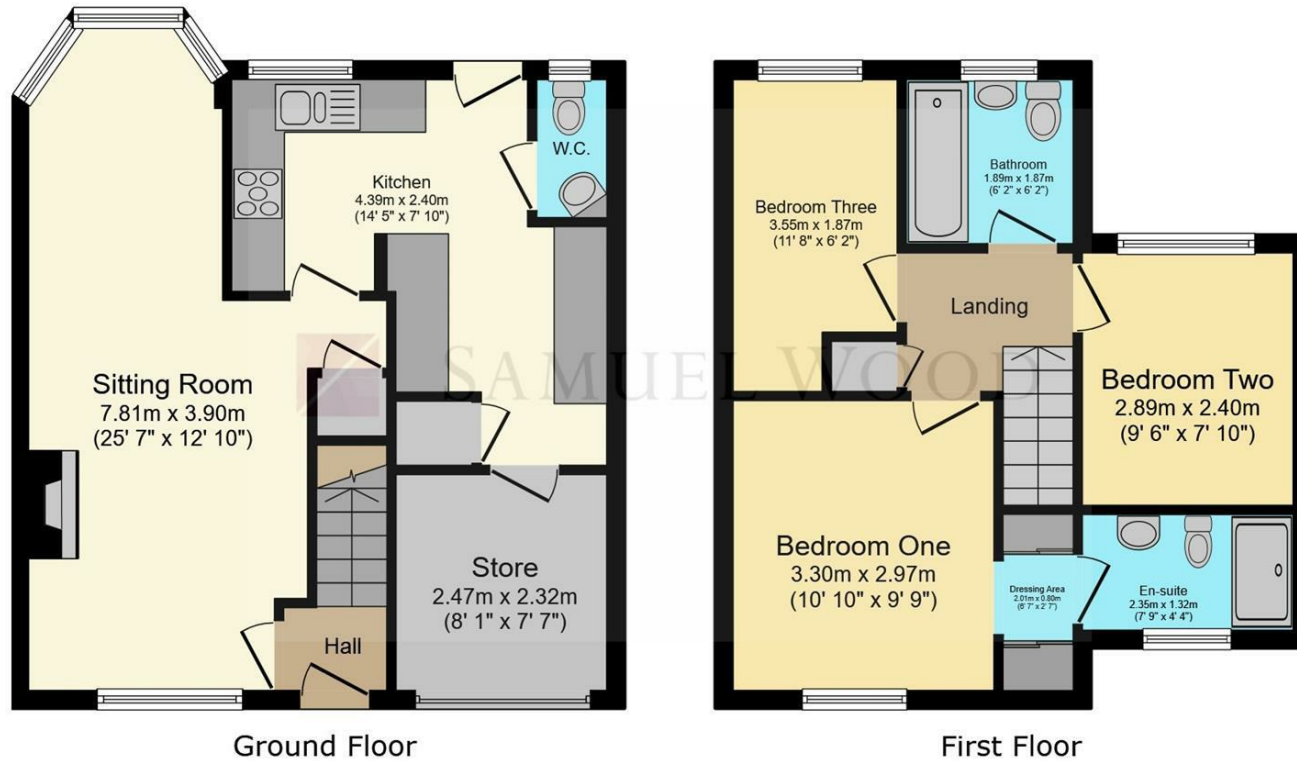
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Total floor area: 80.3 sq.m. (864 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](http://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

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