

**Holters**

Local Agent, National Exposure

**7 Burway Close, Bromfield Road, Ludlow, SY8 1GX**

**Offers in the region of £420,000**



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# 7 Burway Close, Bromfield Road, Ludlow, SY8 1GX

A detached house located in a popular cul-de-sac, just under 1 mile from the town centre. This spacious, well maintained property offers 4 double bedrooms, 3 reception rooms, 2 bathrooms, off road parking, a garage, a south-facing rear garden and beautiful views towards Ludlow Castle and Mortimer Forest.

## Key Features

- Detached Modern House
- 4 Double Bedrooms
- 2 Bathrooms & 3 Reception Rooms
- Well Maintained & Spacious Accommodation
- Driveway & Integral Garage
- Sizeable, South-Facing Rear Garden
- Backing onto Ludlow Cricket Club/Field
- Beautiful Views Towards Castle and Mortimer Forest
- Just Under 1 Mile From Ludlow Town Centre
- Approx. 250 Yards High School & Leisure Centre

## The Property

Introducing No.7 Burway Close, which is a well maintained, detached, modern house located within a popular cul-de-sac just under 1 mile from historic Ludlow town centre and conveniently 250 yards from the High School and Leisure Centre.

Built in 1999 and having the same occupiers since, this spacious, 2 storey property offers 4 double bedrooms, 2 bathrooms and 3 reception rooms and backs directly onto Ludlow Cricket Club allowing beautiful, uninterrupted views over the grounds and beyond to Ludlow Castle and Mortimer Forest in the distance. In addition, the property has off road parking, an integral

single garage and a sizeable, south-facing rear garden.

Inside, the accommodation on the ground floor is made up of an entrance hall with stairs rising off to the first floor, W.C, living room with a feature fire, dining room, rear conservatory, kitchen/diner with ample cupboard and worktop space and a useful utility room, which houses a 'Worcester' boiler newly installed in March 2023. Upstairs, a landing area gives way to a storage cupboard and main bathroom and 4 double bedrooms. The 2 rear bedrooms enjoy distant views towards the castle, while bedroom one boasts a private en-suite shower room. The house is also installed with UPVC double glazed windows.

Outside, a tarmaced front drive provides off road parking for 2 vehicles and leads to the integral garage. A largely gravelled, low maintenance front garden planted with mature shrubs could potentially be removed creating further off road parking if required. The south-facing rear garden is mainly laid to lawn and poses as a pleasant place to relax within the warmer months of the year. Overall, the rear garden has well-defined fenced boundaries, flowered borders, a useful garden

shed and a side gate allowing access around to the front.

## The Location

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.



## Tenure

We are informed the property is of freehold tenure.

## Services

We are informed the property is connected to all mains services.

## Heating

The property has the benefit of gas fired central heating.

## Council Tax

Shropshire Council - Band E.

## Nearest Towns/Cities

Leominster - 12 miles  
Tenbury Wells - 10.5 miles  
Church Stretton - 16.5 miles  
Hereford - 24 miles  
Kidderminster - 23 miles  
Shrewsbury - 28 miles  
Telford - 29 miles

## Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 150MB. Interested parties are advised to make their own enquiries.

## What3Words

jots.received.piston

## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At

the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Wayleaves, Easements and Rights of Way

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

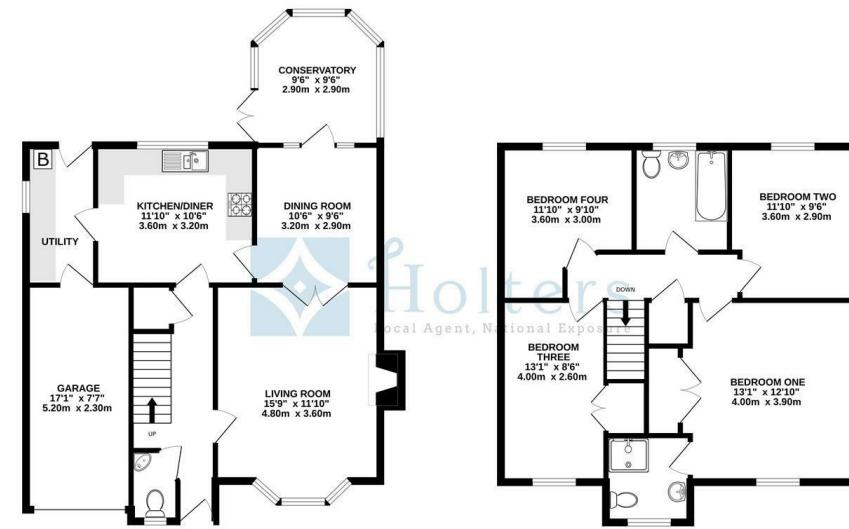
## Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for identification purposes only and is not to scale. It is intended for guidance only and should not be relied upon as a statement of fact. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrixplan 02025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

