



5 Littleton Close, Rock Green, Ludlow, Shropshire, SY8 2DU

Offers in the region of £279,950



Holters
Local Agent, National Exposure

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This well presented, stylish, three bedroom semi-detached home offers contemporary accommodation, a good-sized south-facing rear garden, driveway parking and is ideally positioned on the popular Henley Grange development on the outskirts of Ludlow Town.

- Semi-Detached Modern House
- Well Presented Accommodation
- Private Driveway Providing Off Road Parking
- Located on the Very Edge of Ludlow Town
- 3 Bedrooms
- Family Bathroom, En-Suite & Downstairs W.C
- Good-Sized South-Facing Rear Garden
- Built in 2022 with a 10 Year NHBC Warranty
- Modern Kitchen/Diner
- Popular Residential Location

The Property

Introducing No.5 Littleton Close, which is a well presented, semi-detached house, situated on the popular Henley Grange development on the eastern edge of the historic market town of Ludlow. This modern home enjoys stylish, contemporary accommodation throughout, a south-facing rear garden, off road parking for at least two vehicles and is positioned within a sought-after residential location approximately 1 mile from Ludlow's historic town centre, with its many independently owned shops, cafés and restaurants, whilst a supermarket, primary school, pub and other everyday amenities can all be found close by.

Built in 2022 and still benefiting from the remainder of a 10 Year NHBC Warranty, No.5 Littleton Close has been well maintained by the current/sole owners and offers well-balanced accommodation across two floors, boasting three bedrooms, with Bedroom One benefitting from an en-suite shower room, a spacious living room, a modern kitchen/diner and a family bathroom. In addition, there is a hallway, landing area, storage cupboards and a useful downstairs W.C. With an EPC rating of B, this attractive home combines modern living with energy efficiency, making it an excellent choice for a wide range

of purchasers.

Inside, the accommodation begins in the entrance hall with stairs rising to the first floor, a useful storage cupboard and a downstairs W.C. To the front of the property is the modern kitchen/diner, fitted with a range of contemporary wall and base units providing ample cupboard and worktop space, together with an integrated electric oven, gas hob and extractor hood. Positioned to the rear of the property is the generous living room, which enjoys an abundance of natural light thanks to French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

On the first floor, the landing gives way to the airing cupboard, the family bathroom and all three bedrooms. Bedroom One enjoys pleasant views over the rear garden and benefits from fitted wardrobes together with a stylish en-suite shower room. Bedroom Two is another comfortable double bedroom enjoying distant countryside views and fitted wardrobes, whilst Bedroom Three provides a versatile space which could equally serve as a child's bedroom, nursery or home office. Completing the accommodation is the modern family bathroom, fitted with a contemporary white suite comprising a bath with shower over,

wash hand basin and W.C.

Outside, to the front/left of the property there is a driveway providing off road parking for at least two vehicles together with gated side access leading into the rear garden. Worthy of particular note is the enclosed south-facing rear garden, which has well-defined fenced boundaries. a paved patio area, which directly adjoins the rear of the property and poses as the perfect spot to relax or entertain during the warmer months of the year, whilst the remainder of the garden is laid mainly to lawn, providing an excellent space for children and pets alike.

No.5 Littleton Close is sure to appeal to a variety of buyers, including first-time purchasers, young families and those looking to enjoy a modern, low-maintenance home within one of Ludlow's newest and most popular residential developments. Well presented throughout and ready to move straight into, this lovely property is one certainly not to be missed.

The Town

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 and Ludlow Fringe, so 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.

Services

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

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

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

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

Referral Fees

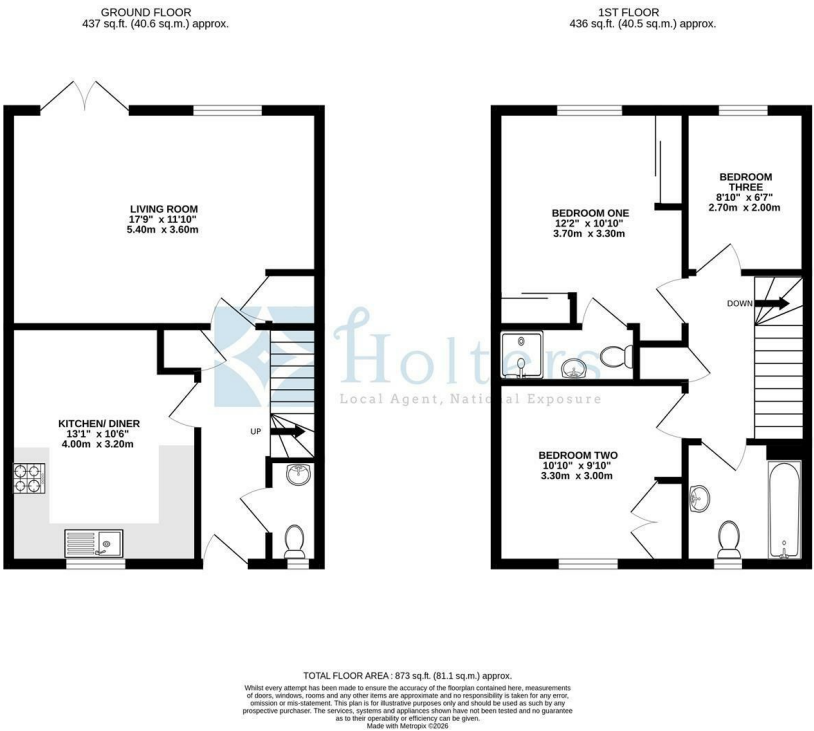
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

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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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

