



14 Felton Close, Ludlow, SY8 1DQ

Offers in the region of £230,000



Holters
Local Agent, National Exposure

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A well maintained, 3 storey, semi-detached house, found approx. 0.25 from Ludlow Town Centre, offering 3 double bedrooms, a south-facing rear garden and designated parking.

Key Features

- Semi-Detached House
- 3 Double Bedrooms
- Set Over 3 Floors
- En-Suite to Master Bedroom
- Well Maintained Accommodation
- Designated Parking for 2 Vehicles
- South-Facing, Low Maintenance Rear Garden
- Approx. 0.25 Miles From Town Centre
- Approx. 300 Yards High School & Leisure Centre

The Property

Introducing No.14 Felton Close, which is a well maintained, 3 storey, semi-detached house located within a popular development approximately 0.25 miles from historic Ludlow town centre and conveniently 300 yards from the High School and Leisure Centre.

Built in 2006, this modern townhouse offers 3 double bedrooms, 2 bathrooms and 1 reception room and is positioned in one of the more desirable spots to the rear of the cul-de-sac and also happens to have a south-facing rear garden and designated parking for 2 vehicles. The property presents flexible living space with the option to use one of the bedrooms on the middle floor as an additional reception room if desired. In addition and located on

the top floor is a useful study area.

Inside, the accommodation on ground floor is made up of an entrance hall, W.C, kitchen, living room/diner with a useful understairs cupboard and French doors leading out to the back garden. Stairs from the hall rise to the middle floor, where there is a landing area, 2 double bedrooms and a bathroom. Bedroom two has fitted wardrobes. Stairs from the landing area rise again to the top floor where there is a study area and the master bedroom complete with a private en-suite.

Outside, there are 2 allocated parking spots and a side wooden gate, which provides access into the south-facing, low maintenance rear garden, which has an artificial lawn, well-defined fenced borders and steps which lead up to an additional garden area, which has raised beds, planted with mature shrubs. The garden makes for a pleasant place to relax within the warmer months of the year.

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, 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.

Council Tax & Service Charge

Shropshire Council - Band C. The seller informs us that there is an annual management fee for ground maintenance of £204.89 (May 31st 2025-June 1st 2026).



Services

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

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 28MB. 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

What3words

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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 lessor 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 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.



