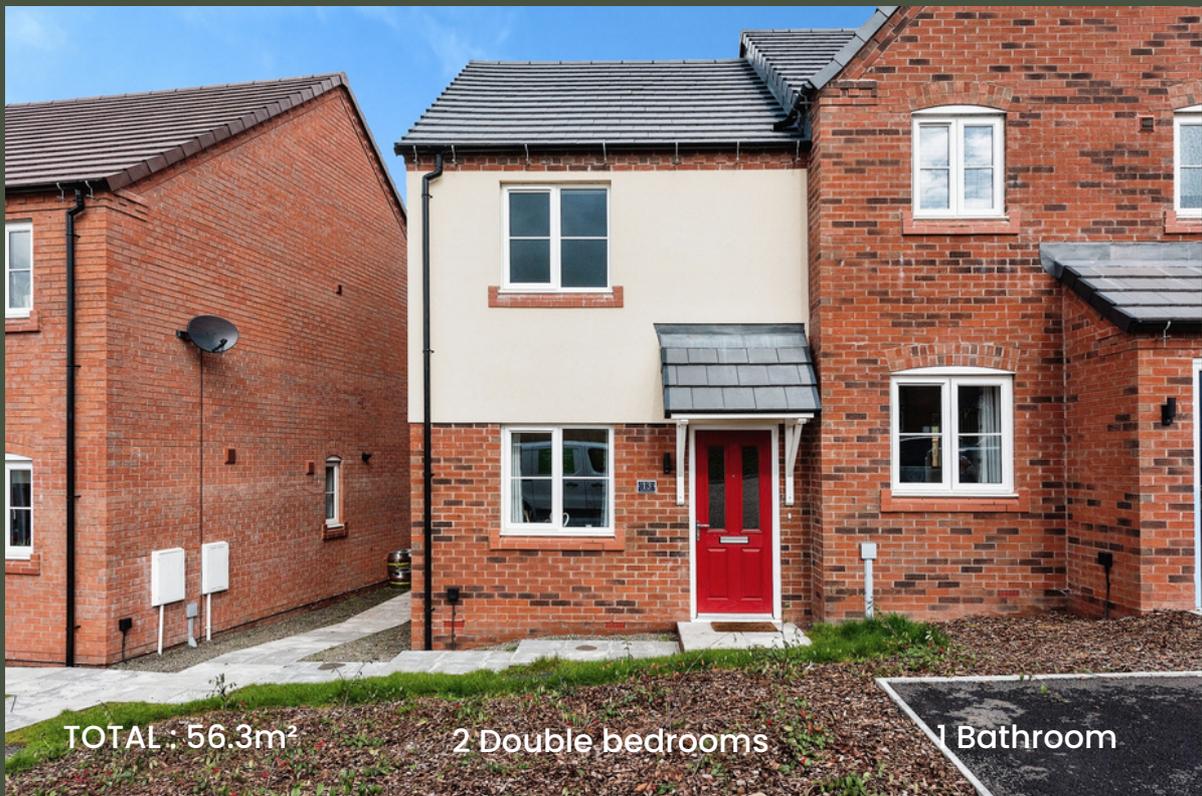


## 13, RAGLAN PLACE LUDLOW SY8 2LW

Modern, immaculate 2 double bedroom home in the heart of Ludlow.  
Parking spaces with electric charging point, plus visitor parking.  
Beautiful well-designed kitchen-diner with integrated appliances.  
Walking distance to shops, schools, train station and leisure centre.  
Generous, private, fully-fenced garden with side access, patio and lawn.  
Central heating, double glazing and upgraded flooring throughout.

Offers in the Region of £229,000



# BLOCSPHERE

SALES & LETTINGS

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03333 601 601





## LIVING ROOM

The property enters into the lounge area with the living space to the left and the hallway in front leading to the kitchen-dining room. The light and fresh space features upgraded natural wood effect flooring, Radiator, part-glazed front door and window overlooking the parking spaces, tv and phone point, smart thermostat.

## KITCHEN-DINING ROOM

Through to the kitchen-diner, which is well laid out and has the benefit of a tiled floor, integrated, fridge-freezer and dish-washer and a lovely range of base and wall units in gloss white. The hob, oven/grill, and generous work space are designed for cooking and entertaining. The double patio doors provide access and a view of the garden and pleasant rear outlook, and make the space light, bright and airy. There is ample space for eating and storage and the decor provides a neutral and timeless style. Recessed led lighting with dimmer switch, extractor, double glazed window, radiator.

## DOWNSTAIRS WC

The property benefits from a conveniently placed additional downstairs toilet with hand basin, extractor, obscure window and radiator. Opposite there is a useful full-height storage cupboard.

## FAMILY BATHROOM

Modern 3 piece suite with full-sized bath in a generous layout. The bathroom has been upgraded by the current owner and is fully tiled with a mixer shower from the mains over the bath, and half-tiled behind the suite. Recessed led lighting, extractor, shaving point, obscure window, radiator.

## BEDROOM ONE

Double bedroom of a generous size, with two windows overlooking the garden. The built-in sliding, mirror-fronted wardrobe is of a good proportion, and allows space for additional free-standing storage to suit your taste. Radiator, smart thermostat, phone and tv arial.

## BEDROOM TWO

With front aspect window, this second large double bedroom is currently a blank canvas for the buyer. The bedrooms, hall and stairs are laid with high-quality grey twist-pile carpet throughout..



## SERVICES

Mains electricity  
Mains water  
Mains Gas

## LOCAL AUTHORITY

Shropshire Council  
Tax Band B 2023-24 £1645.12

## TENURE

Property is of freehold tenure

## REFERRALS

A panel of approved local solicitors and conveyancers. Recommended mortgage advisers from our list of FCA-approved advisers

## VIEWINGS

Contact us today to book:  
Ludlow office  
03333 601 601 (option 1)

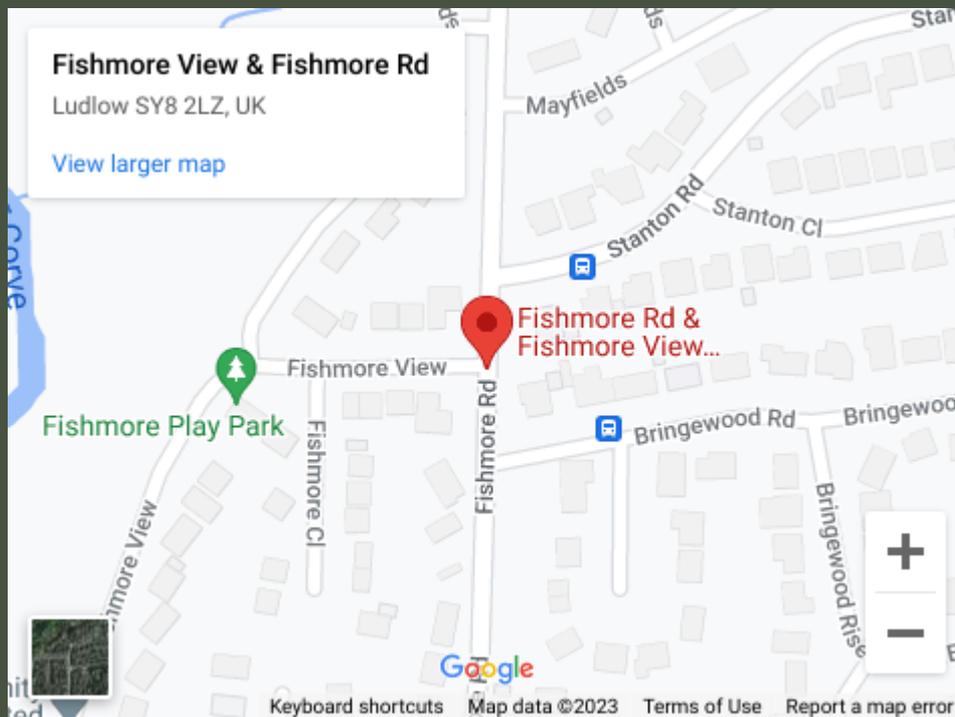
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[sales@blocsphere.co.uk](mailto:sales@blocsphere.co.uk)

Visit our website for more information  
[www.blocsphere.co.uk](http://www.blocsphere.co.uk)





# LOCATION



13 Raglan Place sits off Fishmore Road, in the centre of historic Ludlow, offering a flat and easy walk to town.

Less than 10 minute walk to train station

4 Minute walk to nearest supermarket

2 minute drive to Ludlow Hospital with MIU

10 minute walk to nearest school

Ludlow is a thriving market town with a wealth of benefits. Described by Historic England as a 'jewel of the Marches', Ludlow offers a work/life balance with a range of local employment and wonderful, independent shops, restaurants and eateries. Easy access to the A49 for Shrewsbury and Hereford, or a 75 minute commute to Birmingham mean a country pace of life is achievable wherever you work.

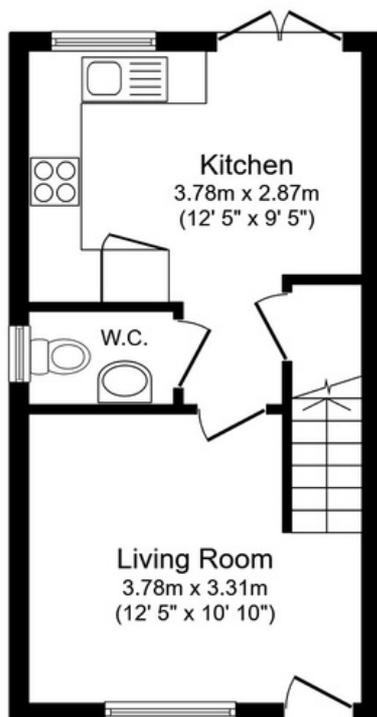


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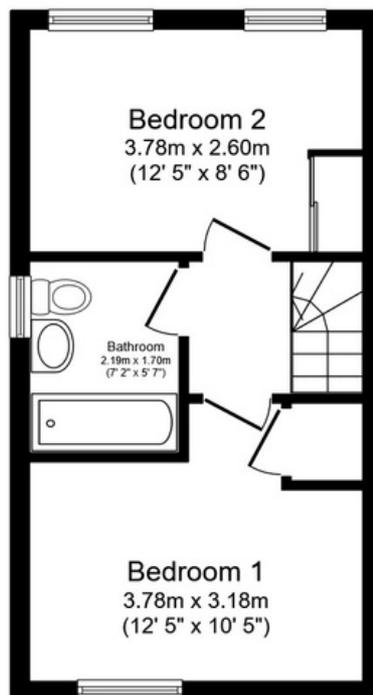


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**Ground Floor**



**First Floor**

Total floor area 56.3 sq.m. (606 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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