



SAMUEL WOOD

41 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers Based On £225,000



This 3 bedroom end terraced house sits in the popular development of Dahn Drive and offers driveway parking, garage and an enclosed rear garden. Accommodation benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Cloakroom, Kitchen, Living / Dining Room, First Floor Landing with 3 Bedrooms, En-Suite Shower Room and House Bathroom. No onward chain EPC rating C

- 3 bedroom end terraced house
- Popular location
- Upvc double glazing and gas fired heating
- Driveway parking and garage
- Enclosed rear garden
- No onward chain

Canopied Porch

having front door with upper glazed section into

Entrance Hallway

Cloakroom

having window to frontage and a suite in white of wc and wash hand basin

Living Room 14'9" x 14'5" (4.5m x 4.4m)

having window and double doors out onto the enclosed garden and an understairs storage cupboard

Kitchen 10'9" x 8'2" (3.3m x 2.5m)

having window to frontage, fitted with a matching range of units to include base cupboards, wall cupboards and drawers, stainless steel sink unit, gas hob with extractor positioned above, electric oven below, planned space and plumbing for a washing machine and room for a fridge freezer. Integrated into one of the units is the Ideal Classic gas fired boiler which heats domestic hot water and radiators

First Floor Landing

with access to roof space, door into airing cupboard with pressurised hot water cylinder and shelf

Bedroom 1 11'9" x 10'5" (3.6m x 3.2m)

having window to frontage

En-Suite Shower Room

having window to frontage and a suite in white of wc, pedestal wash hand basin and shower cubicle with shower fitted and tiled splash backs

Bedroom 2 11'1" x 8'6" (3.4m x 2.6m)

having window overlooking the rear garden

Bedroom 3 8'2" x 5'10" (2.5m x 1.8m)

having window to rear

Bathroom

having suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment

Outside:

The property has a small open plan front garden which has been gravelled for low maintenance. Sitting to the side of the property there is an excellent driveway which leads to a garage, having up and over door, personal door and window into rear garden, light and power fitted. The property enjoys an enclosed rear garden with a paved seating area directly nearest the house, lawned garden, mature tree and shrubbed border

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Flood risk – very low. Broadband speeds – Basic 15 Mbps, Superfast 77 Mbps, Ultrafast – 1800 Mbps

Local Authority:

Shropshire Council, council tax band – C

Agents note:

Please note that land to the rear of 41 Dahn Drive is being developed residentially and at point of preparation of sales literature scaffolding is erected.

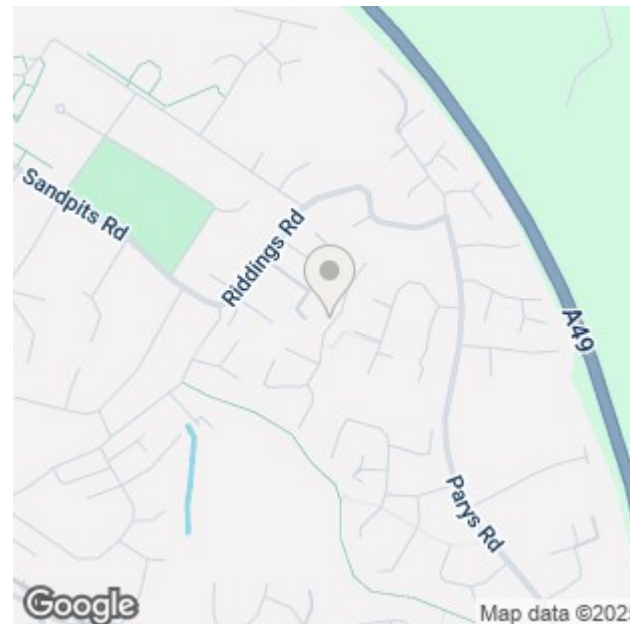
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

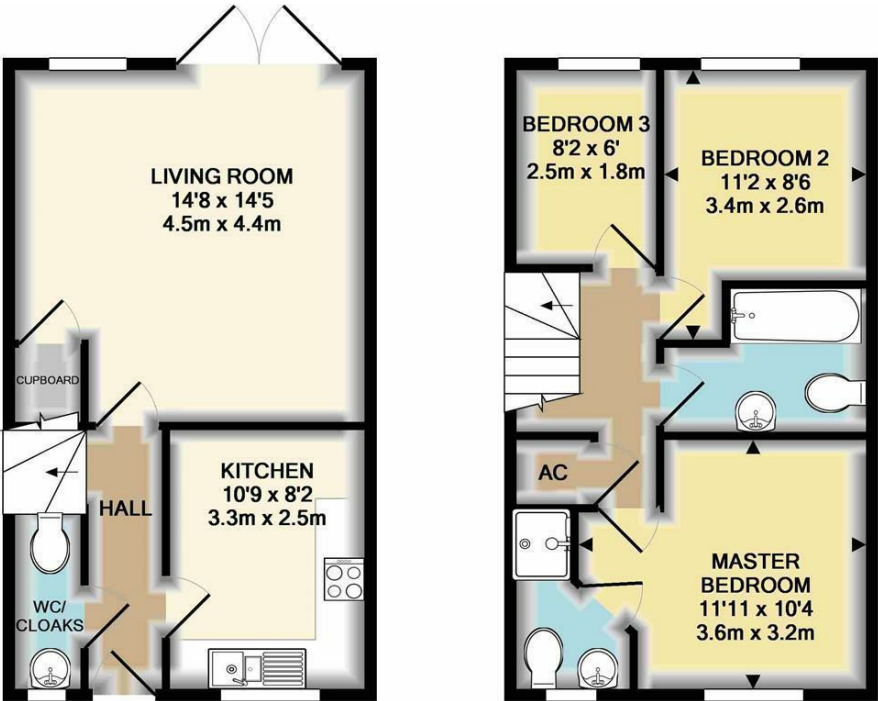
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

Tel: 01584 875207 | ludlow@samuelwood.co.uk