



SAMUEL WOOD

65 Greenacres, Ludlow, Shropshire, SY8 1LY

Asking Price £280,000



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- Link detached Dormer Bungalow
- Very well presented throughout
- Driveway parking, small Garage
- Internal inspection advised

This immaculately presented 2 bedroom link-detached dormer bungalow sits in a popular cul-de-sac of similar properties and benefits from newly resurfaced driveway parking and well-maintained and landscaped rear garden. Accommodation benefitting from Upvc double glazing and electric heating to include: Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, small Garage, First Floor Landing with 2 Bedrooms and Ensuite Shower Room.



Greenacres is a popular residential area sitting on the Eastern side of the town and is a well regarded location. Accommodation is fully described as follows

Front door opens into

Entrance Porch

with window to frontage. Glazed door into

Hallway

with double doors into coat cupboard with hanging rail and shelf. Electric panel heater.

Living Room 18'11" x 9'4" (5.78m x 2.87m)

having dual aspect with windows to both front and rear elevations and two wall mounted night storage heaters.

Dining Room 8'6" x 8'4" (2.60m x 2.56m)

with window to frontage, electric panel heater and archway through into



Kitchen 9'7" x 8'4" (2.94m x 2.55m)

with window to rear elevation. Fitted with a range of matching units with wood-style fronts, heat resistant work surfaces, attractive splashbacks, stainless steel sink unit, electric hob with electric oven below, extractor canopy above. Room for fridge (please note the dresser is not included in the sale) electric panel heater.

Utility Room 10'11" x 7'10" (3.35m x 2.40m)

with door to rear elevation, electric panel heater. Heat resistant work surfaces with space and plumbing for dishwasher, washing machine, room for fridge freezer and further appliances. Useful storage cupboards with shelving, pantry cupboard and broom cupboard.

Bathroom 6'4" x 5'6" (1.94m x 1.70m)

with window to rear and a modern suite in white of WC, wash handbasin with vanity cupboard, panelled bath with shower screen and shower over.

First Floor landing

with door into airing cupboard with hot water cylinder and shelves.

Bedroom 1 10'7" x 9'10" (3.25m x 3.00m)

with large window to frontage, wall mounted panel heater and fitted cupboard with hanging rails.

En Suite Shower Room 6'9" x 2'11" (2.06m x 0.90m)

with double glazed roof window and a modern suite in white of WC, wash handbasin with vanity cupboard and shower cubicle with shower fitted.

Bedroom 2 10'7" x 8'4" (3.25m x 2.55m)

with window to frontage, wall mounted panel heater, fitted wardrobe cupboard with hanging rail and shelf, half door into eaves storage cupboard.

Outside:

The property is approached through double opening gates onto a newly resurfaced driveway. The front garden is enclosed by low brick wall, has gravelled sections and attractive flowering border with shrubs and plants. Off the driveway an electrically operated shutter door opens into the garage with personal door back into the utility room. The rear garden with the property sits on three tiers; the bottom tier having an Astroturf finish. Steps then lead up onto a gravelled section with a further Astroturf area and those steps then continue onto the larger section which has been paved and provides outside dining / barbecue space with a summerhouse and further steps to a garden shed.





Services;

Mains electricity, mains water, mains drainage. Mains gas is in the street but not connected to the property. Electric heating as specified. Windows are upvc double glazed. Approximate Broadband speeds; Basic - 16mbps, Superfast – 76mbps, Ultrafast- 1000mbps. Flood Risk – Low Risk.

Local Authority:

Shropshire council, tax band - C

Viewings

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

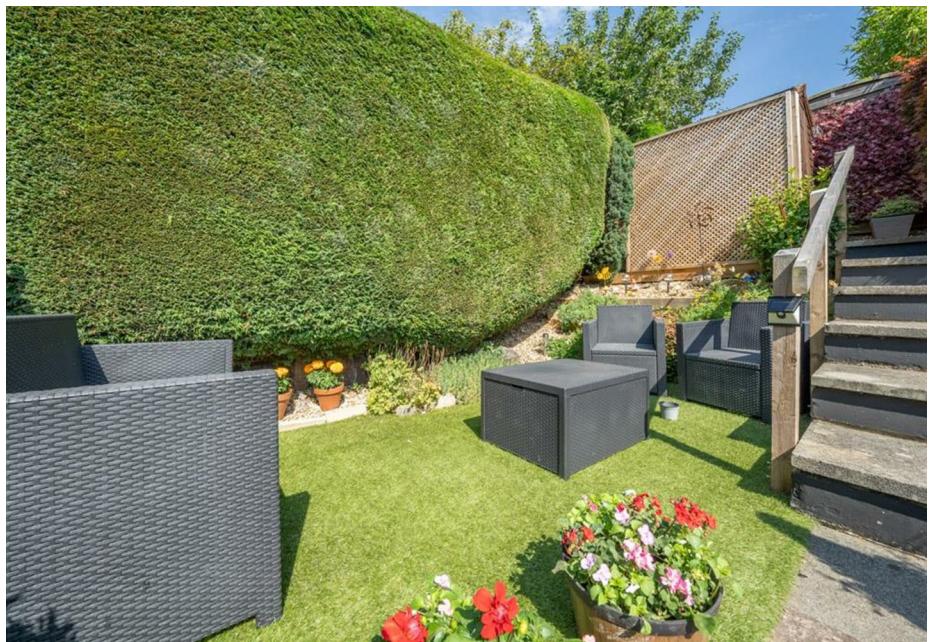
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions



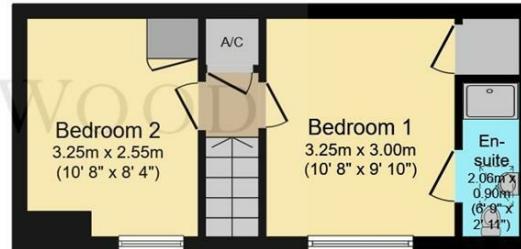




Floor Plans



Ground Floor
Floor area 52.9 m² (570 sq.ft.)



First Floor
Floor area 23.8 m² (256 sq.ft.)

TOTAL: 76.7 m² (826 sq.ft.)

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

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

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