



SAMUEL WOOD

39 Dahn Drive, Ludlow, Shropshire, SY8 1XZ
Offers In The Region Of £185,000



Situated on a popular residential cul-de-sac on the eastern outskirts of Ludlow, this very well-presented two-bedroom mid-terrace home offers comfortable, modern living in a convenient location with a wide range of amenities close at hand. The property is ideal for first-time buyers, downsizers or investors and benefits from well-proportioned accommodation arranged over two floors, off-road parking and single garage an excellent opportunity to acquire a well-maintained home in a desirable part of Ludlow.

- Immaculately Presented Home
- Garage & Parking
- Well Maintained Garden
- 2 Bedrooms

Upon entering, a welcoming Reception Hallway provides access to a convenient ground floor WC. The well-appointed Kitchen is thoughtfully arranged with a good range of units and work surfaces, creating a practical and attractive cooking space. To the rear of the property, the Living Room is light and spacious, offering an ideal setting for relaxing or entertaining, with the added benefit of a useful understairs storage cupboard.

On the first floor, the landing leads to two generously sized Bedrooms, both offering comfortable accommodation. The Bathroom is well presented and fitted with a modern suite.

Externally, the property enjoys a low-maintenance rear garden, ideal for outdoor seating and easy upkeep. The garden also benefits from rear access leading to a single garage, with a further single parking space situated directly in front.

Services: We understand that the property has mains gas heating, mains electric, water and drainage.
 Broadband Speed: 15 - 1800 Mbps
 Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

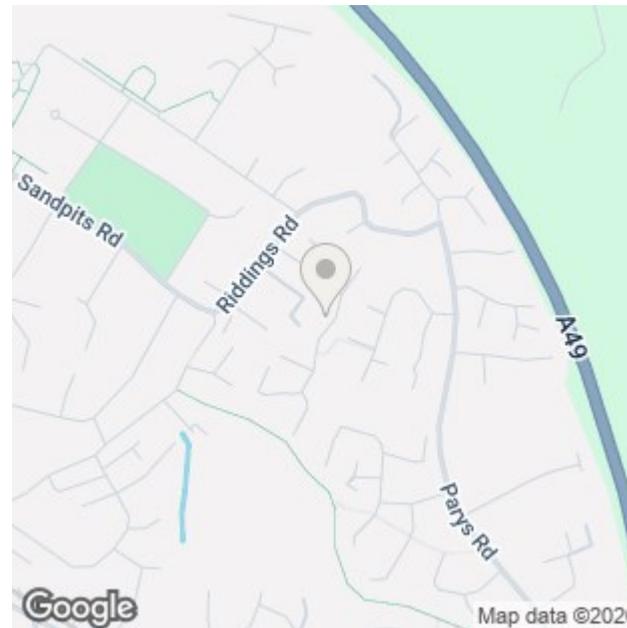
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity

checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

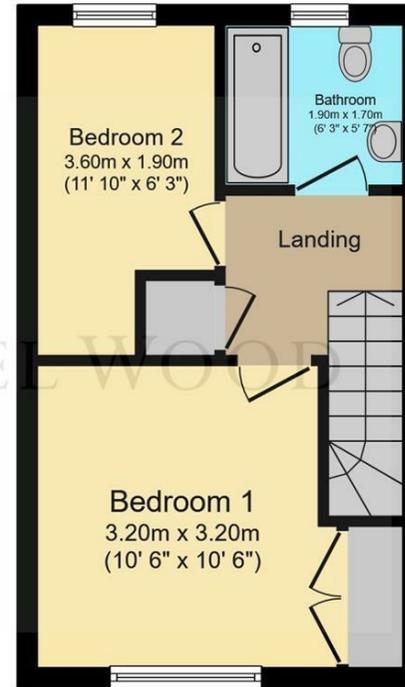
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Ground Floor
Floor area 26.5 sq.m. (285 sq.ft.)



First Floor
Floor area 26.5 sq.m. (285 sq.ft.)

Total floor area: 53.0 sq.m. (571 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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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