



SAMUEL WOOD

25 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Asking Price £250,000



This 3 storey, 4 bedroom terraced house sits in a popular, mature residential area within easy reach of Ludlow's town centre. Outside the property enjoys enclosed garden, garage and parking. Accommodation arranged over 3 floors, benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Cloakroom, Large Lounge / Dining Room, Kitchen, First Floor Landing with 3 Bedrooms and Bathroom, Second Floor having a large Main Bedroom with Large En-suite Bathroom. EPC C.
No onward chain.

- 4 Bedroom 3 storey town house
- Modern well respected area
- Gas heating, upvc double glazing
- Enclosed garden
- Driveway parking and Garage
- In need of modernisation

Canopied Porch

Undereath which is the upper glazed doorway opening into

Entrance Hallway

Having useful storage cupboard with shelf

Cloakroom

Having window to frontage, wc and wash hand basin in white

Large Lounge / Dining Room 20'4" x 14'7" (6.22m x 4.45m)

Having bay window to rear elevation with double opening doors and matching side windows. Under stairs storage cupboard and door opening into

Kitchen 9'10" x 8'2" (3.00m x 2.50m)

Having window to frontage, fitted with a range of matching units with wood styled fronts, heat resistant work surfaces, tiled splashbacks, stainless steel sink unit, gas hob with extractor positioned above, electric oven below, planned space and plumbing for a washing machine and room for fridge freezer. Housed in one of the units is the wall mounted gas fired boiler which heats domestic hot water and radiators.

First Floor Landing

Having door into the airing cupboard with hot water cylinder and shelf

Bedroom 2 14'7" x 9'0" (4.46m x 2.76m)

Having 2 windows overlooking the rear garden

Bedroom 3 11'5" x 8'1" (3.50m x 2.48m)

Having window to frontage

Bedroom 4 8'7" x 6'4" (2.62m x 1.94m)

Having window to frontage

House Bathroom 7'3" x 6'7" (2.23m x 2.02m)

Having suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment and tiled splash backs.

Second Floor Landing

Having door into

Bedroom 1 17'3" x 14'9" (5.28m x 4.50m)

Having 2 windows to frontage, from here a view over the green and across the roof tops towards Cleve Hill can be enjoyed. There is access to roof space and archway into small

Dressing Area

With wardrobes to either side

En-Suite Bathroom 14'8" x 5'11" (4.48m x 1.82m)

Having 2 double glazed roof windows to rear elevation, suite in white of panelled bath, wc, pedestal wash hand basin, shower cubicle with shower fitted, half door into eaves storage and further half door into a cupboard.

Outside:

The property has a small open plan front garden, whilst to the rear there is an enclosed garden with high board fencing to both side and rear elevations aiding privacy. Personal door to side, paved seating area off the double doors in the living room, lawned garden with shrubs and plants around the outside. Also sitting at the rear of the property there is a single garage with a concrete floor and up and over door and parking space in front of the garage.

Services:

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are upvc double glazed. Broadband speeds Basic – 15 Mbps, Superfast – 78 Mbps, Ultrafast – 1000 Mbps, Flood Risk – Very Low.

Local Authority:

Shropshire, tax band C

Viewings

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

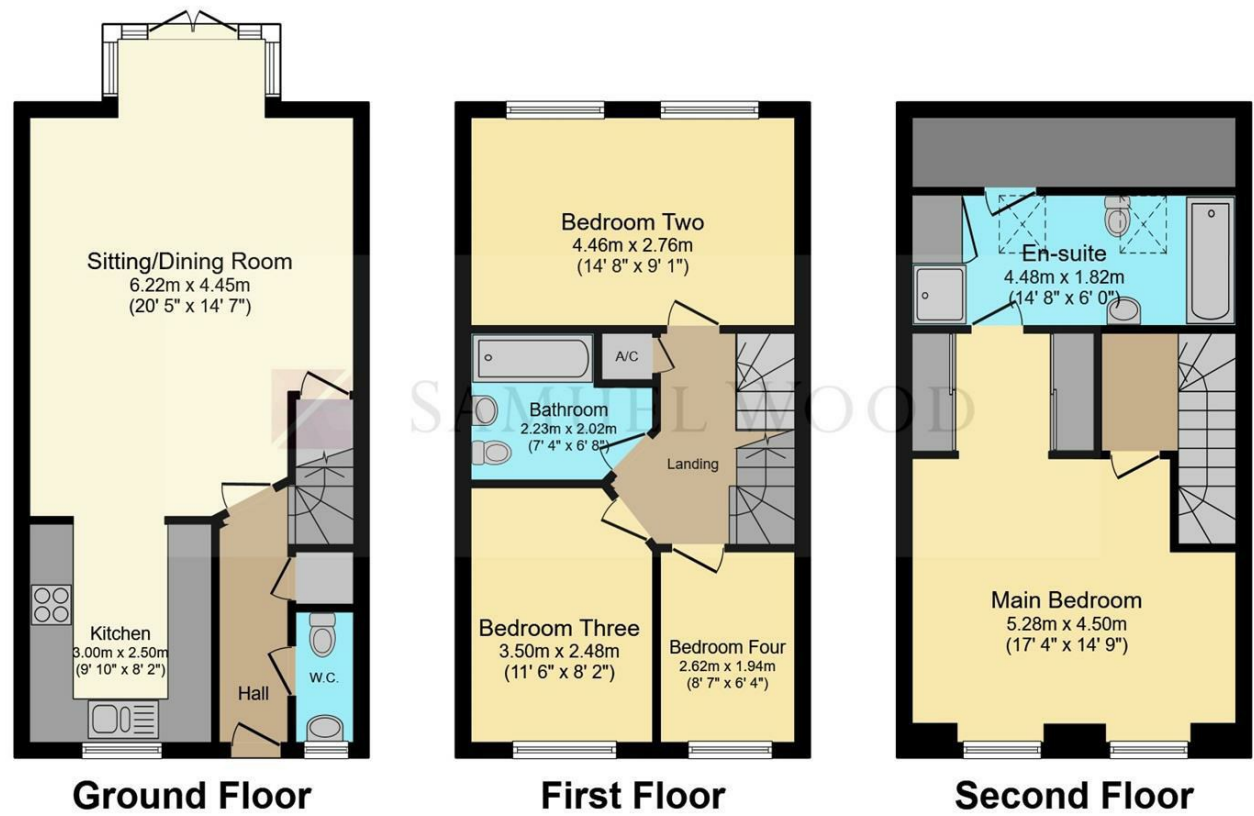
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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Floor Plans



Total floor area 112.2 m² (1,207 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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