



SAMUEL WOOD

70 Greenacres, Ludlow, Shropshire, SY8 1LZ

Price Guide £240,000



This 2/3 Bedroom detached dormer bungalow sits in a mature residential area on the eastern side of the town. Outside the property has level gardens to both front and rear. Driveway parking for 3 cars and a garage. Accommodation which has undergone recent improvements but stil has some finishing off jobs to do, has the benefit of double glazing and newly installed gas fired heating to Reception Hallway, Living Room, Re-fitted Kitchen, Dining Room / Bedroom 3, Re-fitted Bathroom, First Floor Landing, Cloakroom and 2 Bedrooms. No onward Chain. EPC Rating - E

- • 2/3 Bedroom detached dormer bungalow
- • Mature residential area
- • Gas heating and upvc double glazing
- • Newly fitted Kitchen and Bathrooms
- • Gardens to front and rear
- • Garage and drive parking for 3 cars

Front door with matching side window opens into

Spacious Reception Hallway

Living Room

Has dual aspect with large window to frontage and sliding doors to rear garden.

Kitchen

Recently re-fitted with a modern range of matching units, attractive wood blocked surfaces, deep glazed sink unit, 4 ring gas hob with Neff electric oven adjacent, planned space and plumbing for washing machine and room for fridge freezer.

Dining Room

Having window to frontage

Bathroom

Having window to rear and newly fitted suite in white of wc, wash hand basin with vanity cupboard and "P" styled bath with curved shower screen and splash backs.

First Floor Landing

With access to roof space

Cloakroom

Having window overlooking rear garden and a newly fitted wc and wash hand basin. Also housed in here is the Ideal gas fired boiler which heats domestic hot water and radiators.

Bedroom 1

Has double glazed roof window to rear elevation and 2 half doors to under eaves storage.

Bedroom 2

Has window to rear elevation and half doors into under eaves storage.

Outside

The property is approached onto a tarmacadam driveway which provides parking for 3 cars. The front garden has a low wall at front elevation, is laid to lawn with ornamental trees and gravelled section. Off the driveway an up and over door leads into the garage which has window and personal door into rear garden. It is enclosed by high board fencing to both side and rear elevations aiding privacy. There is a paved seating area nearest the property and lawned garden with mature apple tree and a greenhouse.

Agents Note

Please note the field at the rear of 70 Greenacres as planning in situ for residential development. Further details can be found at <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?previousCaseType=Application&keyVal=P914RM1DLP100&previousCaseNumbe>

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating, upvc double glazing, telephone to BT telecom regulations.

The property was rewired in 2021

Local Authority

Shropshire Council

Tenure:

The property is freehold

Council Tax Band

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

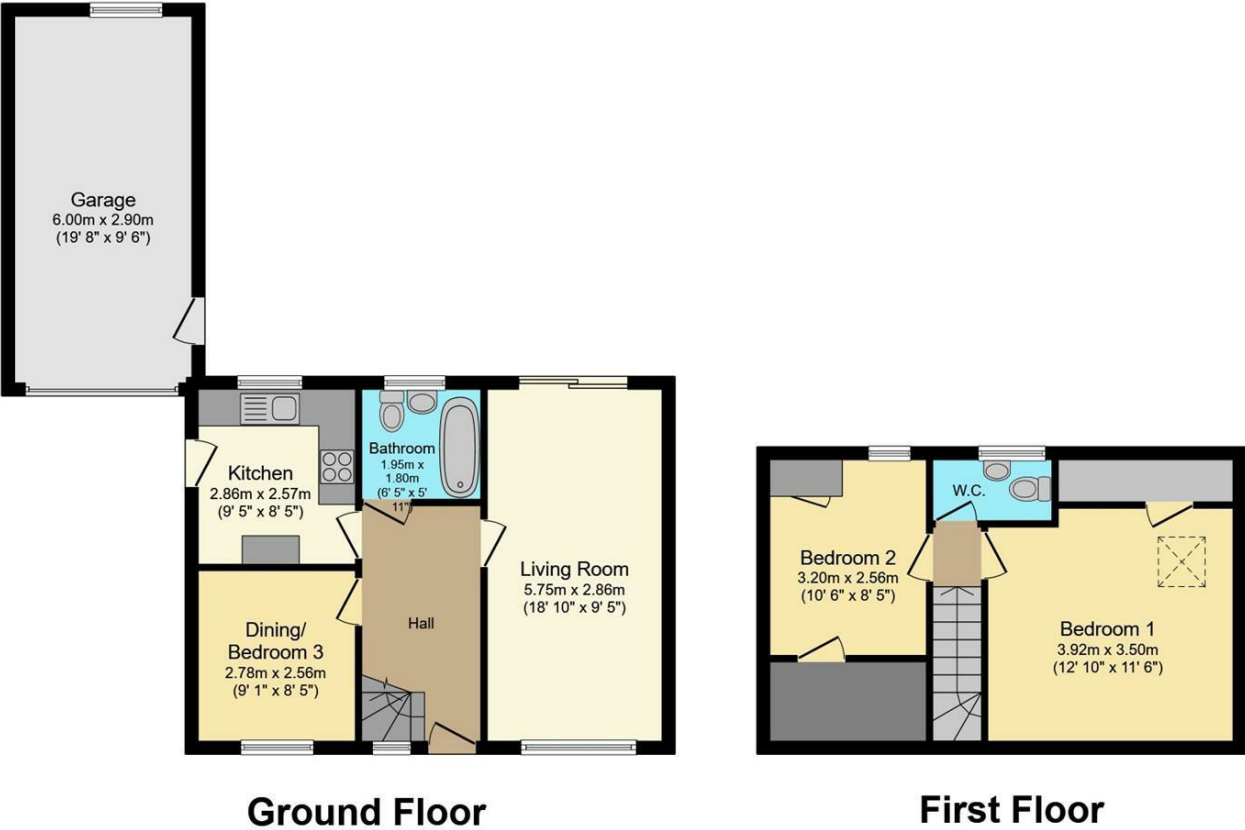
For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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.



Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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
Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW
Tel: 01584 875207 | ludlow@samuelwood.co.uk