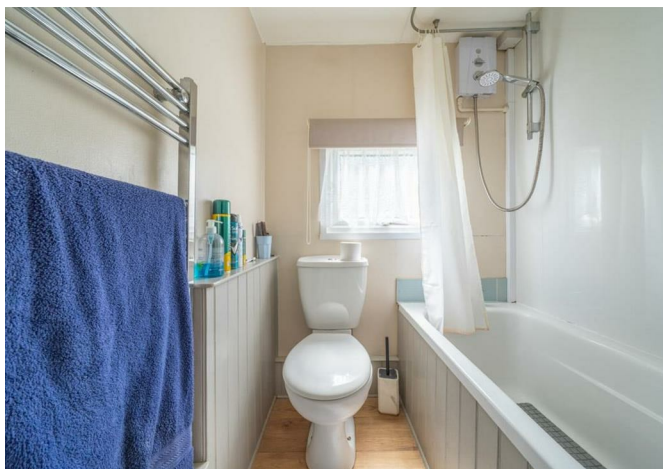




SAMUEL WOOD

21 The Cliff Park, Dinham, Ludlow, SY8 2JF  
Offers In The Region Of £95,000





The Cliff Park is a delightful residential park home located on the outskirts of Ludlow town with beautiful countryside at hand yet close to all of Ludlow's amenities. Accommodation which benefits from Lpg gas fired heating and upvc double glazing briefly includes: Reception Hall, Living Room, Dining Area, Kitchen, Bedroom with fitted wardrobe, Bathroom and outside the property enjoys a lovely low maintenance garden to the side and rear with brilliant views.



- Retirement Park Home
- Fantastic Views
- Brilliant Location
- Gas Central Heating & UPVC Double Glazing

Front door opens into the

### Sitting Room

Having wall mounted heater, fitted cupboard housing the Worcester gas fired boiler and windows to front and side elevations taking in a fantastic view of Ludlow castle and The Clew.

### Inner Hallway

Which could serve as a very good Dining/Study area. Has wall mounted radiator and window to side elevation. Door then into the

### Bathroom

Having suite in white of wc, wash hand basin to vanity cabinet and bath with electric shower fitted and window to side elevation.

### Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is a single bowl sink and drainer unit, planned space for washing machine and fridge freezer, room for dining table and chairs, 2 wall mounted radiators and windows to front and rear elevation with a door opening out onto rear garden.

### Bedroom

Having a range of fitted wardrobes with shelving and wall mounted radiator, windows to side and rear elevation.

### Outside

The property is approached by a slabbed pathway with some raised beds to borders with some mature shrubs and plants. There is an astro turf seating area for ease of maintenance and at the rear of the property there is a lovely flagstone pathway taking in some fantastic views across the Shropshire countryside.

### Services

Mains electricity, mains water mains drainage , LPG gas fired heating to radiators, windows are upvc double glazed. Broadband speeds 36 Mbps, Superfast – 74 Mbps, Ultrafast – 900 Mbps, Flood Risk – No Risk.

### Local Authority

Shropshire Council

Tax Band A

### Agents Notes

The property is Leasehold and there is a monthly charge of £170.64 per month which covers ground rent, water and drainage to the property for the year 2024/2025.

There is designated parking space and further visitors space available Purchasers need to be over the age of 50 and in full time residency

### Viewings

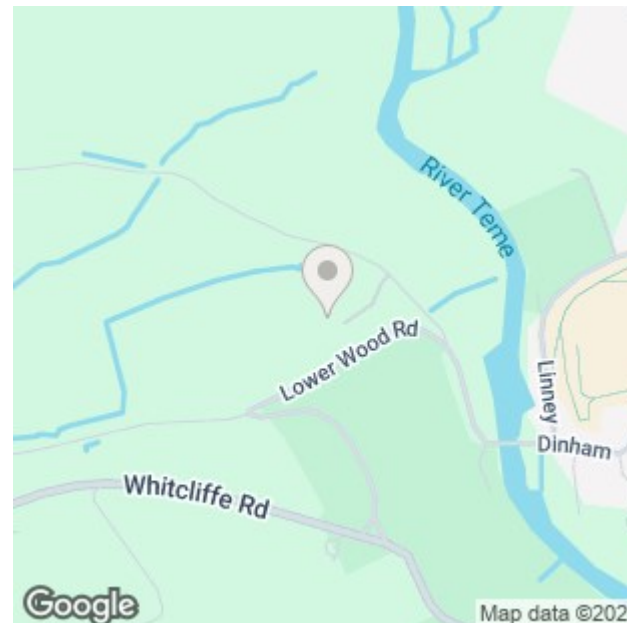
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries 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



Floor Plan

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](http://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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