



SAMUEL WOOD

77 Greenacres, Ludlow, Shropshire, SY8 1LZ

Asking Price £220,000



This 2 / 3 bedroom link detached dormer bungalow sits in a mature residential area and enjoys gardens to front and rear, driveway parking and garage. Accommodation, well presented, benefitting from upvc double glazed windows and gas fired heating to include: large Entrance Hall, Living Room, Dining Room / optional Bedroom 3, Kitchen, Shower Room, First Floor Landing with 2 Bedrooms. No onward chain. EPC Rating - D

- 2 / 3 bedroom link detached dormer bungalow
- Mature and well respected residential area
- Easy reach of Ludlow's historic town centre
- Excellent driveway parking and garage
- Gardens to front and rear
- Well presented interiors

Front door with matching side window opens into

Spacious Reception Hallway

Living Room 19'4" x 9'6" (5.9m x 2.9m)

having dual aspect with large window to frontage and double doors to rear garden

Dining Room / Optional Bedroom 3 9'2" x 8'6" (2.8m x 2.6m)

with window to frontage

Kitchen 9'2" x 8'6" (2.80m x 2.60m)

with door to front side and window to rear garden. Fitted with a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, stainless steel sink unit, planned space for cooker, space and plumbing for washing machine and room for fridge. The wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators

Shower Room

with window to rear and a suite in white of wc, pedestal wash hand basin and shower cubicle with Bristan shower fitted and tiled splash backs

First Floor Landing

with window to frontage, door into linen cupboard with radiator and shelf

Bedroom 1 12'9" x 10'9" (3.90m x 3.30m)

with window to frontage and 2 half doors into eaves storage

Bedroom 2 10'9" x 8'6" (3.30m x 2.60m)

with window to frontage and 2 half doors into eaves storage

Outside

The property is approached onto a tarmacadam driveway which provides parking for 2 / 3 cars and leads up the side of the property where an up and over door opens into the Garage having concrete floor, window and door to rear elevation. The front garden with the property has picket fencing to front elevation with mature tree and is laid to lawn with attractive flowering borders and slab pathway to the front door. Side access then leads to the rear enclosed garden with paved seating area between the house and the garden shed, steps then lead up to the main part of the garden which predominantly is laid to lawn with mature hedging aiding privacy and a gravelled seating area at the top of the garden.

Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood Risk – Very Low, Broadband speed 71 Mbps.

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

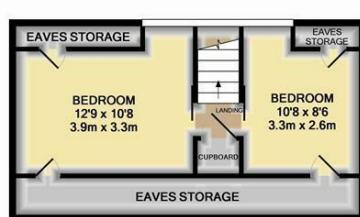
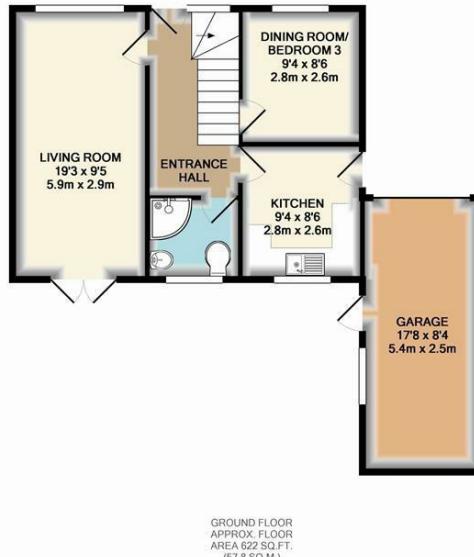
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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