



SAMUEL WOOD

12 Greenacres, Ludlow, Shropshire, SY8 1LU

Asking Price £259,950





# 12 Greenacres

Ludlow, Shropshire, SY8 1LU



- 3 Bedroom detached dormer bungalow
- Mature and well respected residential area
- Eastern side of the town
- Good-sized plot
- Driveway parking and Garage
- Modernised Kitchen and bathroom

This 3 double Bedroom detached dormer bungalow sits on a mature and popular residential area on the Eastern outskirts of Ludlow town. Outside the property enjoys a good-sized garden, driveway parking and Garage whilst accommodation benefitting from mainly upvc double glazing and oil-fired heating includes Reception Porch, Reception Hall, Living Room with woodburner, modernised Kitchen / Dining Room, Garden Room, Bedroom 1 and modern Bathroom, First Floor Landing with 2 further double Bedrooms. No Onward Chain EPC rating - E.



Greenacres is a popular and mature residential area sitting on the Eastern outskirts of town close to open countryside yet easily accessible into Ludlow's historic town centre.

Front door opens into Upvc double glazed porch, upper glazed door with matching side window then opens into the

## Reception Hallway

### Living Room 18'10" x 10'7" (5.76m x 3.24m)

has large window to frontage. There is a feature chimney breast with mantle and Clearview multi-view stove fitted. Double doors into

### Rear Garden Room 30'3" x 6'6" (9.24m x 2.00m)

which spans the rear elevation and overlooks the garden. We point out that this is in need of upgrading or replacement.

### Kitchen / Dining Room 18'4" x 7'10" (5.60m x 2.40m)

having 2 windows and door to rear Garden Room, ample room for table and chairs. The kitchen area is nicely fitted with a modern range of matching units, heat resistant work surfaces and splashbacks. There is an electric hob with extractor positioned above, electric oven below. The kitchen has planned space and plumbing for a washing machine, slimline dishwasher and fridge freezer.





### **Bedroom 1 12'0" x 7'10" (3.66m x 2.40m)**

having window to frontage.

### **Bathroom 7'4" x 4'7" (2.24m x 1.40m)**

having window to frontage, modern suite in white of wash handbasin with vanity cupboard, WC, panelled bath with central taps and double headed shower fitted. Attractive tiled splashbacks and mirrored vanity cupboard.

### **First Floor Landing**

having window to frontage and door into shelved cupboard.

### **Bedroom 2 13'3" x 11'1" (4.05m x 3.40m)**

having window to frontage with a fine rooftop view to surrounding Shropshire farmland and countryside. The room has useful half-door into eaves storage.

### **Bedroom 3 11'1" x 10'9" (3.40m x 3.30m)**

having window to frontage again with this lovely rooftop view. Two half-doors into under eaves storage.

### **Outside**

The property is approached through double opening gates onto a tarmac driveway which provides parking for 2 cars. There is an up and over door into the properties Garage 5.33m x 2.55m ( 17'6" x 8'4") which has light and power fitted, personal door and window to rear elevation. Also housed in here is the Warm-flow oil-fired heating which heats the radiators and hot water. The front garden with the property is fully enclosed with mature hedging to front and both side elevations aiding privacy. The garden is laid to lawn with well-established borders with shrubs and trees. Lawned garden sits to the side of the property and in turn leads around to the rear where an enclosed garden can be found again with excellent privacy with high-board fencing and hedging. This garden in the main is laid to lawn with a selection of fruit trees.

### **Services:**

Mains electricity, mains water, mains drainage. Gas is not connected to the property but is in the street. Oil-fired heating to radiators, wood-burning stove in the Lounge. Windows are double glazed apart from the rear Garden room. Approximate Broadband speeds basic- 16mbps, Superfast- 80mbps, Ultrafast 1000mbps. Flood risk; very low.

### **Local Authority**

Shropshire Council

### **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](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.



### Directions

From A49 turn into sheet road and take the 2nd turn on your left into Greenacres, follow this road bearing around to the right and the property will be found on the left after a short distance





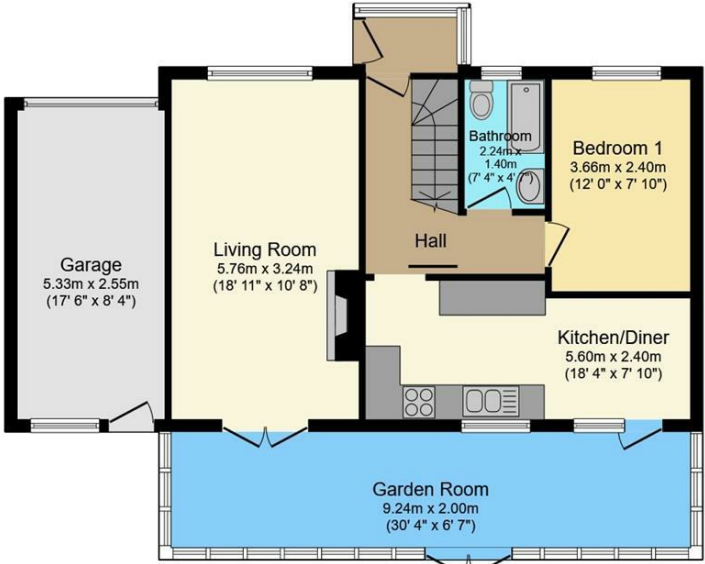




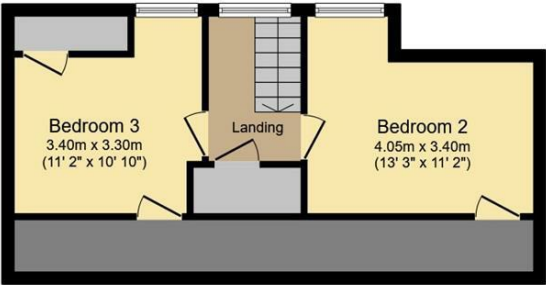




Floor Plans



Ground Floor



First Floor

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