



SAMUEL WOOD

85 Greenacres, Ludlow, Shropshire, SY8 1LZ

Asking Price £230,000



This 2 double bedroom detached dormer house sits in a mature and well respected residential area on the Eastern side of the town. Outside the property enjoys 2 driveways providing parking for 3 cars, garage and gardens to front and rear. Accommodation benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Living Room, Kitchen / Dining Room, Shower Room, First Floor Landing, 2 Double Bedrooms and Bathroom. No onward chain. EPC E.

- 2 double bedroom detached dormer house
- Popular residential development
- 2 driveways providing parking for 3 cars
- Garage and gardens front and rear
- Gas heating & upvc double glazing
- No onward chain

Front door with matching side panel

opens into

Reception Hallway

Living Room 18'10" x 9'4" (5.75m x 2.87m)

with large window to frontage and smaller window to front side, feature fireplace with wooden surround and electric fire fitted

Kitchen / Dining Room 18'10" x 8'11" (5.75m x 2.73m)

with 3 windows to rear and rear side elevations. The dining area having ample room for table and chairs. Wall mounted and hidden in a unit is the Vaillant gas fired boiler which heats domestic water and radiators. The kitchen is nicely fitted with a matching range of units with cream coloured fronts, heat resistant work surfaces and tiled splash backs. There is a stainless steel sink unit, planned space for cooker with extractor positioned above and planned space for a fridge. There is an integral door into the garage.

Shower Room 6'3" x 5'9" (1.92m x 1.77m)

with window to front side and a modern suite in white of wc with its' cistern inset to work surface, wash hand basin with large vanity cupboard and corner shower cubicle with shower fitted and tiled splash backs

First Floor Landing

having storage cupboard with hanging rail

Bedroom 1 14'1" x 10'2" (4.30m x 3.10m)

having dual aspect with windows to both front and rear elevations and a range of fitted wardrobe cupboards with hanging rail

Bedroom 2 12'1" x 9'0" (3.95m x 2.75m)

with window to frontage and two half doors into eaves storage

Bathroom 8'11" x 8'6" (2.74m x 2.60m)

with window to rear, suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment and half door into eaves storage

Outside:

The approached through double opening gates onto a tarmacadam driveway which provides parking for 2 cars. Off here an up and over door leads into the Garage with 2 windows and door to rear elevation, light and power fitted together with space and plumbing for a washing machine. There are a second sets of double opening gates into a further tarmacadam parking space. The front garden with the property has a mature hedge to front elevation, the gardens are gravelled for ease of maintenance with some borders and a selection of shrubs and plants. Gated access then leads into the rear garden which has a paved seating area directly nearest the house and a border, steps then lead up to a further paved seating area, retaining walls and steps them lead to the top tier of garden.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Broadband speed 16-71 Mbps. Flood risk – very low.

Local Authority:

Shropshire, tax band - D

Tenure:

The property is freehold

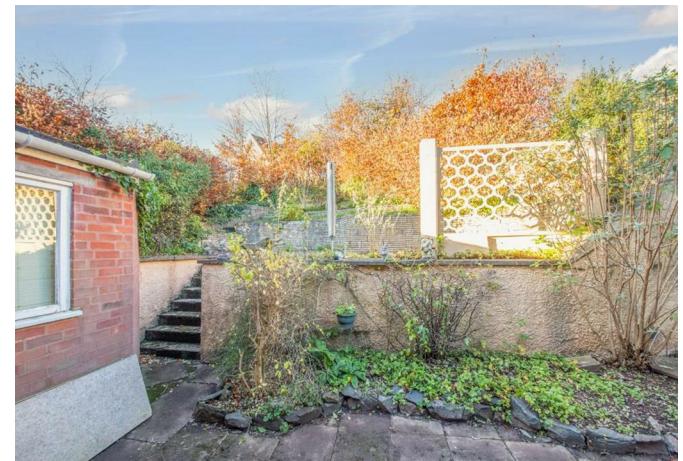
Viewings

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

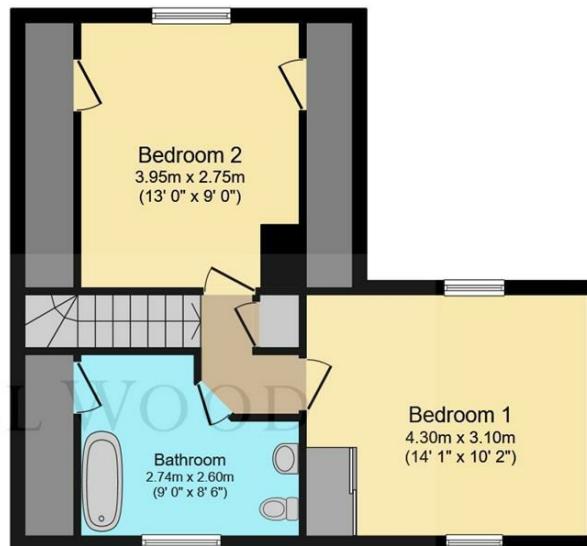
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Floor Plans



Ground Floor



First Floor

Total floor area 104.8 m² (1,128 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

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

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