



SAMUEL WOOD

2 Greenacres, Ludlow, SY8 1LU
Offers In The Region Of £300,000



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This 4 bedroom detached dormer bungalow sits in a popular cul-de-sac of similar properties and benefits from extensive driveway parking and good-sized rear garden. Accommodation includes; Reception Hall, Living Room, Dining Room, Kitchen, downstairs Bedroom, Garage, First Floor Landing with 3 Bedrooms and Ensuite Shower Room. EPC . No onward Chain.

- 3/4 Bedroom Detached Bungalow
- Large Plot
- Garage & Driveway Parking
- No Onward Chain

Greenacres is a popular residential area sitting on the Eastern side of the town and is a well regarded location. Accommodation is fully described as follows

Front door opens into

Reception Hallway

Having wall mounted radiator, storage cupboard and window to frontage.

Living/Dining Room 18'11" x 18'4" (5.77m x 5.60m)

With 3 wall mounted radiators, feature fireplace with electric fire fitted, windows to front and side elevation.

Kitchen 16'7" x 10'1" (5.08m x 3.08m)

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Four ring electric hob and oven, integrated fridge, freezer, washing machine and dishwasher. Single bowl, single drainer sink unit with window to rear elevation and wall mounted radiator. Door into pantry cupboard with shelving fitted and door into rear garden.

Bathroom 7'8" x 4'10" (2.34m x 1.49m)

Suite in white of wc, pedestal wash hand basin, bath, tiled walls, wall mounted radiator and window to rear elevation.

Bedroom 4 10'7" x 7'8" (3.23m x 2.35m)

Having a single shower unit with tiled walls, wall mounted radiator and window to side elevation.

Dining Room 16'8" x 7'10" (5.09m x 2.40m)

Having wall mounted radiator and sliding doors onto gravelled terrace with secondary glazed window to rear elevation.

First Floor Landing

Having 2 fitted storage cupboards, wall mounted radiator and door into the airing cupboard with shelving fitted and hot water cylinder.

Toilet

Having wc with pedestal wash hand basin (currently the toilet is not in working order) and shelving fitted. Tiled walls, wall mounted radiator and Velux window.

Bedroom 1 11'2" x 11'1" (3.42m x 3.39m)

Having fitted wardrobe with hanging rail and shelf, wall mounted radiator, window to rear elevation and archway then leading into the

En-Suite 7'9" x 7'9" (2.37m x 2.37m)

With shower unit, electric shower fitted, bidet, wall mounted radiator and window to rear elevation.

Bedroom 2 15'6" x 8'11" (4.73m x 2.74m)

Having doors into eaves storage, wall mounted radiator and window to side elevation.

Bedroom 3 9'10" x 8'11" (3.02m x 2.73m)

Having door into eaves storage, wall mounted radiator and window to side elevation with a roof top view of the Ludlow's historic church, castle and Whitcliffe.

Outside

The property is approached with double gates opening onto a large tarmacadam driveway, up and over door access to the garage with light and power fitted. In here is also the gas fired boiler. Gravelled path then leads to the rear garden with summer house and shed with a good sized lawn, raised beds with a range of mature shrubs and plants. The boundaries are made up of high board fencing and hedging.

Services

Mains electricity, mains water, mains drainage, mains gas and gas fired heating to radiators. Flood risk; low. Broadband speeds are Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Tenure

Freehold

Local Authority

Local Authority is Shropshire Council.

Council tax Band is Band D.

Viewings

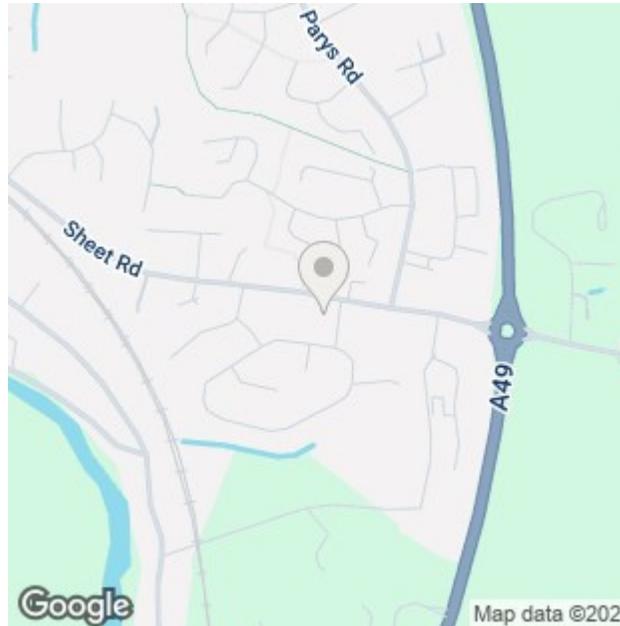
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

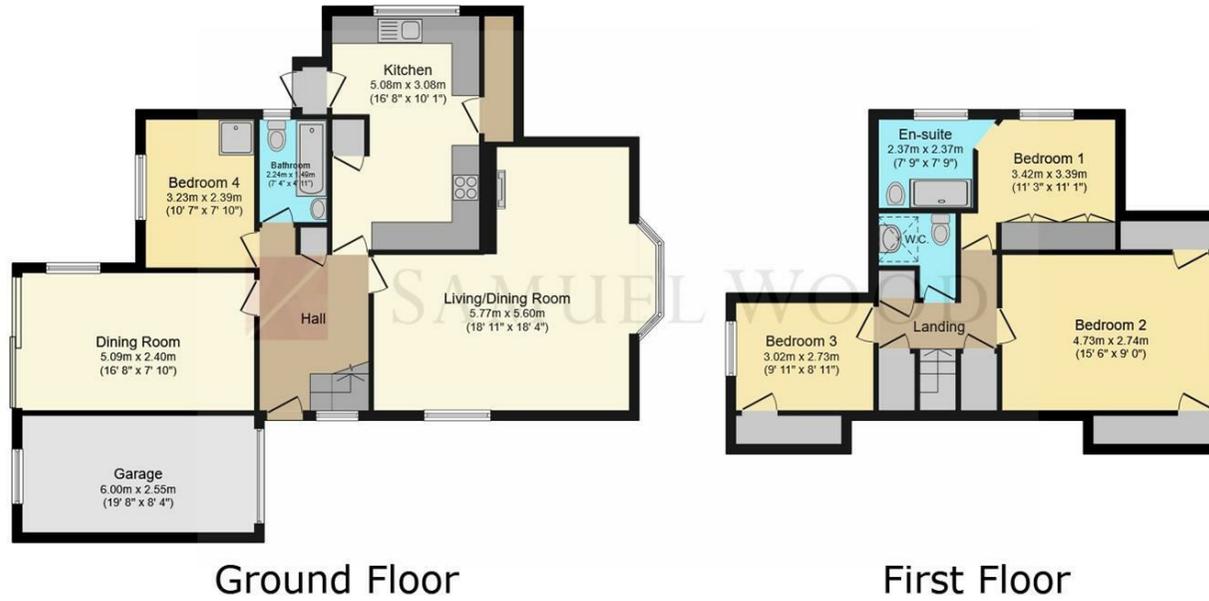
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



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

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