



SAMUEL WOOD

5 Dodmore Lane, Ludlow, Shropshire, SY8 2NN

Offers In The Region Of £180,000



This charming two-bedroom mid-terrace property located on the outskirts of the picturesque town of Ludlow and in close proximity to the arts and co-working space, Gather situated near the hospital. This inviting home features a cozy living room equipped with a wood burner, a well-appointed kitchen, a good-sized airing cupboard, bathroom, Outside, you'll find a small rear garden, ideal for enjoying fresh air and outdoor relaxation. This property combines comfort and convenience, making it a wonderful opportunity for first-time buyers or those looking to downsize. EPC rating E

- Delightful 2 Bedroom Cottage
- Popular location within easy reach of town centre
- Lots of character features
- Electric heating, wood burner and double glazing
- No Onward Chain

Upper glazed front door opens into

Living Room 13'9" x 11'10" (4.20m x 3.62m)

with engineered oak floor, feature fireplace with wood burning stove fitted and useful under stairs storage cupboard

Kitchen 11'11" x 7'3" (3.64m x 2.23m)

with engineered oak floor matching that of the living room, fitted with a matching range of units with heat resistant work surfaces and tiled splash backs. There is an built-in, electric oven, electric hob with extractor positioned above, planned space for fridge freezer and window to rear elevation.

Rear Lobby

with door to outside and door into airing cupboard housing the hot water cylinder with space and plumbing for washing machine below

Bathroom

with window to rear and a modern suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over

First Floor Landing

with access to roof space

Bedroom 1 12'0" x 7'4" (3.66m x 2.26m)

with window to frontage and a view to the church, double opening doors into wardrobe cupboard with hanging rail and shelf

Bedroom 2 11'10" x 10'10" (3.62m x 3.32m)

with window overlooking rear garden and double doors into wardrobe cupboard

Outside

The property enjoys a small frontage with low wall whilst to the rear there is a garden laid to lawn with borders. At the top of the garden there is the former outside toilet which provides a small storage area

Services

mains electricity, mains water and main drainage. Electric heating together with wood burning stove in the lounge, windows are double glazed. Broadband speeds: Basic 16, Superfast 80. Flood risk – very low

Agents Notes:

As is common with older terraced properties there is a right of access across the rear of the terrace

Local Authority

Shropshire - Band A

Viewings

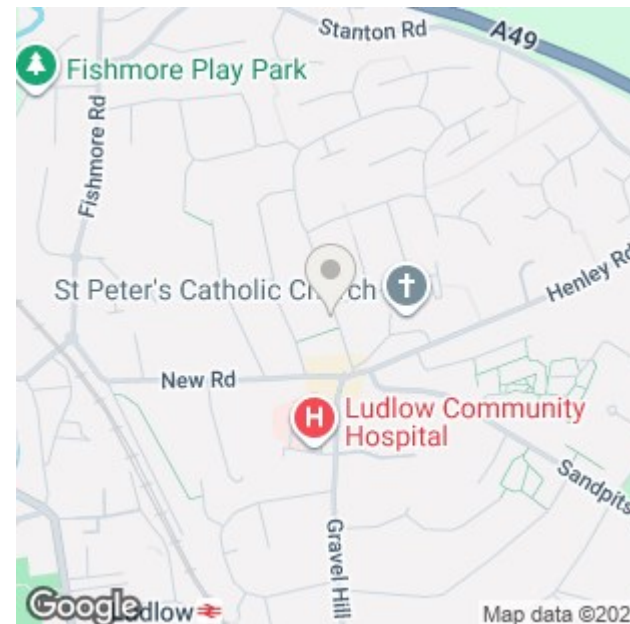
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

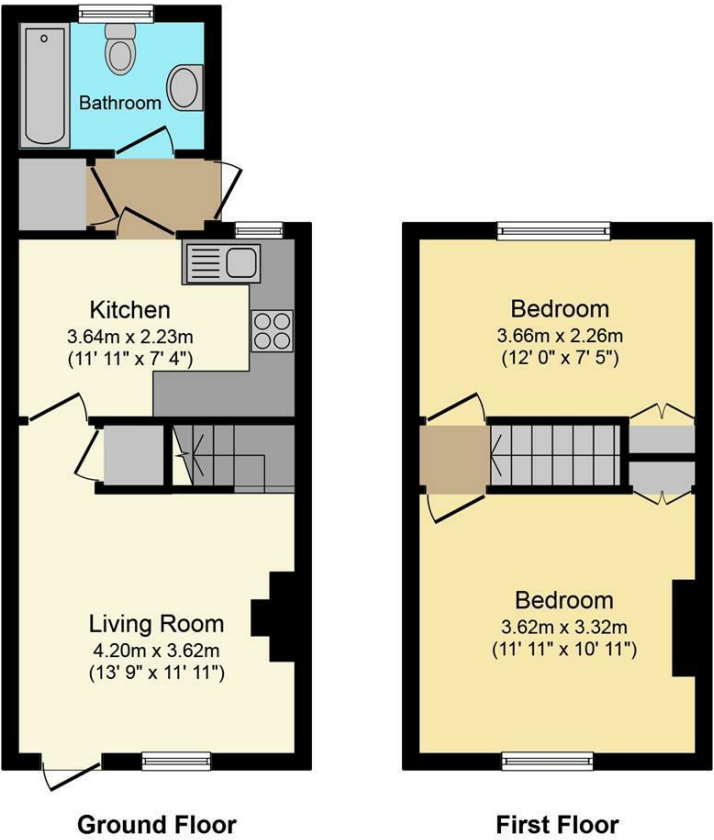
For out of office enquires please phone Andrew Cadwallader on 07974 015764

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



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © 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
Tel: 01584 875207 | ludlow@samuelwood.co.uk