



23 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers in the region of £284,000



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With 4 bedrooms, a stylish kitchen diner, a good size lounge, a low maintenance rear garden and a detached garage, this smart 3 storey family home certainly ticks a lot of boxes! All you need to do now is complete your check list by giving us a call to book a viewing today.....

Key Features

- Modern, 3 Storey Townhouse
- 4 Bedrooms
- Well Presented Accommodation
- Master Bedroom with Private En-Suite
- Stylish Kitchen Diner
- Good-Sized Lounge
- Low Maintenance, South-West Facing Rear Garden
- Off Road Parking
- Detached Garage
- Approx. 1 Mile Walk to Ludlow Town Centre
- Video Tour Available
- EPC C

The Property

Situated in a really popular residential area, just one mile from Ludlow's historic and bustling town centre, you'll find this well presented three storey townhouse. Much improved in recent years, number 23 is now a lovely family home that you'll be able to move straight into and put your furniture down. The kitchen diner has been opened up and is now modern and stylish and has space for all the appliances you would expect. The lounge is the main reception room and a super family space, with plenty of room for a three piece suite, this is somewhere everyone can relax at the same time. Storage is a feature of this home and can be found throughout, there's a

cupboard in the lounge, an airing cupboard on the first floor and eves storage on the second floor.

On the first floor you'll find three of the bedrooms, two double rooms and single, which would also make a nice office. Off the landing is the bathroom which is appointed with a white suite.

Our personal favourite highlight of the property is the second floor! A good sized master bedroom with two double built in wardrobes and an extremely generous en-suite bathroom, all tucked away at the top of the house and shut off by the landing door. To our mind it's an adults only space to escape the children, but don't tell them we said that.

Outside, the property has a secure, enclosed low maintenance, south-west facing rear garden. Comprising a mix of decorative stone and a paved patio, you'll spend more time on the barbecue than you will the lawnmower, which can only be a good thing. The property also has a detached single garage with a parking space in front.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in

love with the friendly welcoming townfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.



Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles

What3words

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Money Laundering Regulations

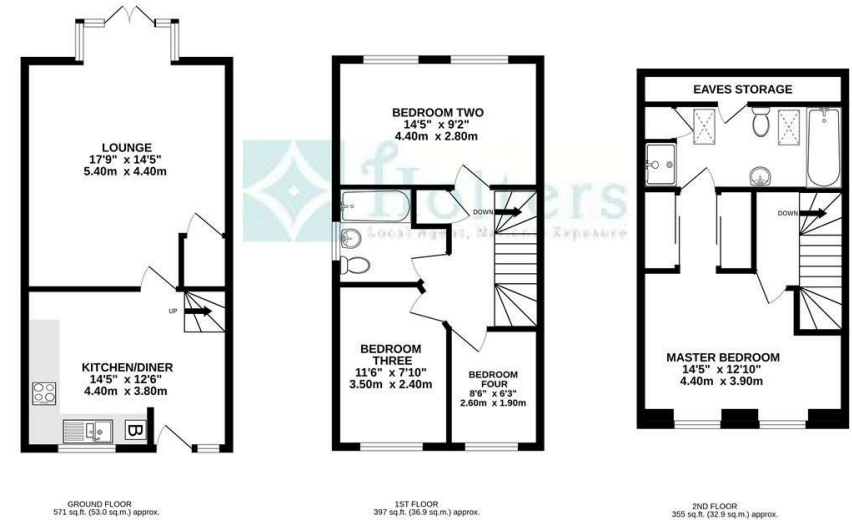
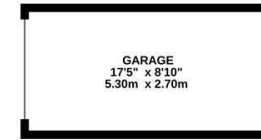
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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