



Holters

Local Agent, National Exposure

**96 Dahn Drive, Ludlow, Shropshire, SY8 1YG**

**Offers in the region of £230,000**



Holters

Local Agent, National Exposure

## 96 Dahn Drive, Ludlow, Shropshire, SY8 1YG

A FANTASTIC FAMILY HOME! Dahn, have you missed out on another? Well look no further and hurry up, you do not want to miss this. 96 Dahn Drive is a well maintained, mid-terraced house offering 3 bedrooms, ample off road parking and a garage.

### Key Features

- Mid-Terraced House
- 3 Bedrooms
- En-Suite to Bedroom One
- Well Maintained Accommodation
- Front Driveway Providing Off Road Parking
- Rear Garage Offering Additional Parking
- Pleasant Rear Garden
- Superb Family Home
- Popular Residential Location
- Approx. 1 Mile from Ludlow Town Centre

### The Property

Introducing 96 Dahn Drive! This superb, mid-terraced family home is located in a popular residential area approximately 1 mile from Ludlow's historic town centre.

Built circa 2002, this 3 bedroom property has been well maintained over the years and offers 1 reception room, 2 bathrooms, off road parking, a sizeable rear garden with access to a rear garage presenting further designated parking.

Inside, the accommodation is made up of a hallway, useful downstairs W.C, a kitchen/diner

and a living room. Upstairs, a landing area gives way to an airing cupboard, the bathroom and 3 bedrooms. The 2 rear bedrooms enjoy far reaching views, while bedroom one boasts a private en-suite shower room and a fitted wardrobe.

Outside, the front garden has been removed and completely brick paved creating off road parking for 2 vehicles. The rear garden has been landscaped and has well-defined fenced borders, a paved patio seating area directly at the back of the property, while there is also a lawned garden and a paved path that leads to a rear gate providing access out to the garage. Approached through an arch to the left of the neighbouring property and over a tarmac drive, the garage offers additional parking both in front of and inside.

### 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 townsfolk 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, Green Fair and the Medieval Christmas Fayre 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.

### Services

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

### Heating

The property has the benefit of gas fired central heating.



### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Shropshire Council - Band C. Charge for 2024/25 is £1,985.42.

### Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles
- Telford - 29 miles

### Broadband

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

### What3Words

makeovers.pebbles.blotting

### 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 on for the guidance of intended purchasers or les and do not constitute part of an offer or conti 2. All descriptions, dimensions, reference to condition and necessary permissions for use a occupation, and other details are given witho responsibility and any intending purchasers c tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to tl correctness of each term of them. 3. The vend or lessors do not make or give, and neither dc Holters for themselves nor any person in thei employment have any authority to make or g any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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. Made with Metropac ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



**Holters**  
Local Agent, National Exposure



**Holters**  
Local Agent, National Exposure



**Holters**  
Local Agent, National Exposure



**Holters**  
Local Agent, National Exposure