



66 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers in the region of £289,000

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MOTIVATED SELLERS Have you been searching for the perfect family home? Well, stop right there because you've found it! Take a look at this detached property which offers 4 double bedrooms, 2 reception rooms and off road parking.

Key Features

- Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Family Bathroom & En-Suite To Master Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Located in a Popular Residential Area
- 1 Mile Walk to Ludlow Town Centre
- EPCC

The Property

Welcome to 66 Dahn Drive! This spacious detached family home built circa 2003, is located in a popular residential area, just one mile from Ludlow's historic town centre.

When entering the property you are greeted by a welcoming entrance hall, with stairs leading to the first floor, a useful storage cupboard and wc. Off the entrance hall is the light and spacious living room, featuring a capped-off gas point, which is ready for a fireplace to be installed if the new owners wish. The living room also features a home cinema setup, with a 7ft projector screen and various speakers. Moving on down the hallway, the kitchen is fitted with a matching range of wall and base units with an integrated oven and hob and space and plumbing for a fridge/freezer, whilst also offering plenty of storage space. The kitchen then continues into the convenient

utility room, where you will find further wall and base units and a designated space for both a washing machine and a separate dryer. Heading back through the kitchen you will find a spacious dining room, with ample space for a dining table and chairs, and patio doors leading out to the rear enclosed garden.

Continuing with our tour and heading upstairs to the spacious landing, which provides access to four good sized double bedrooms, the family bathroom and useful airing cupboard. From the master bedroom you will find the en-suite, which comprises of a mains shower, wash basin and wc. The family bathroom is also well presented and is fitted with a matching suite.

Outside, the enclosed largely paved rear garden provides a lovely space to sit with your morning coffee and enjoy the glorious morning sunshine, whilst providing a fantastic outdoor space for children to play or to entertain guests. Behind the large cabin, is a variety of mature shrubs and trees, and has gated side access. The driveway to the front of property provides off road parking for up to three vehicles. The final stop on our tour is the attached garage, which is currently being used as a home gym, and has been sectioned off to provide useful storage space.

If you are looking for your next family home, you've found it! Don't miss out on the opportunity to acquire this superb property!

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.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D. Charge for 2024/25 is £2,233.60.

Services

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

Heating

The property has the benefit of gas fired central heating.

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 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

vintages.snoring.asterisk

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.

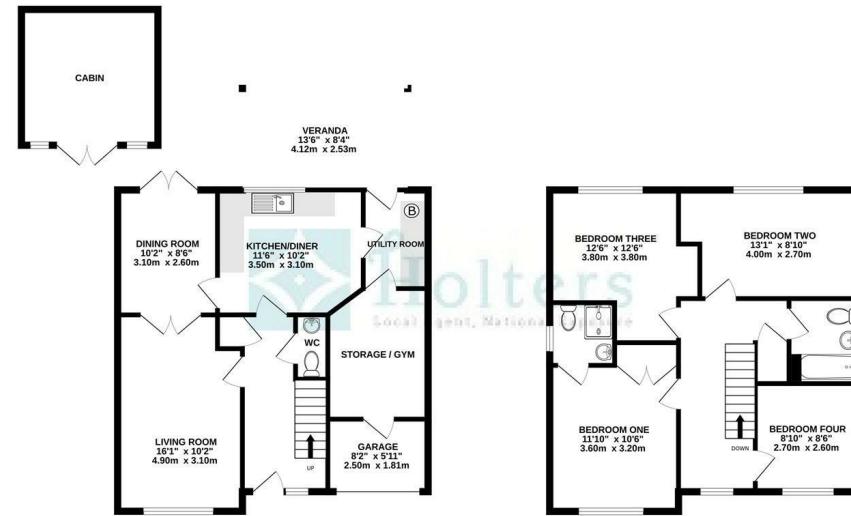
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Consumer protection from unfair trading regulations 2008 -

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GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows and any other items are approximate and responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser: The information contained in this plan has 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		
(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	



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