



Holters

Local Agent, National Exposure

38 Powys Drive, Ludlow, SY8 2DW

Offers in the region of £225,000



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Welcome to 38 Powys Drive, a superb 2 bed semi-detached home located on the outskirts of the charming town of Ludlow. This property is the perfect fit for a first time buyer, a small family or a buy to let investment, so contact us to arrange your viewing now!

Key Features

- Semi Detached House
- 2 Double Bedrooms
- Modern Kitchen
- Tastefully Appointed Family Bathroom
- Delightful Rear Garden
- Off Road Parking
- Nearly New, Ideal for Modern Living
- Easy Access to the A49
- NHBC Build Mark Warranty
- EPC B

The Property

Henley Grange is located on the east side of the historic market town of Ludlow in a popular residential area. Built in 2021, this nearly new 2 bed semi-detached property is beautifully presented throughout and showcases stylish modern living whilst also benefiting from off road parking and a good sized private garden.

Upon entering the property, you are welcomed into an entrance hallway which flows directly into the lounge, kitchen, and a useful W.C. The kitchen is fitted with a range of modern wall and base units and has an electric oven, gas hob, an integrated dishwasher, and an integrated fridge freezer, whilst providing space for a washing machine. The lounge benefits from patio doors which lead to the rear garden, allowing ample natural

light to flood the room. The current owner has cleverly designed this room to accommodate a designated dining area. There are stairs leading to the first floor with an understairs storage cupboard offering the perfect place to store coats and shoes.

On the first floor there are two bedrooms and the family bathroom. The master bedroom is to the rear of the property and offers a pleasant outlook, whilst benefiting from a newly fitted built in wardrobe. The stylish family bathroom comprises of a mains shower, wc and wash basin. Both bedrooms are generous sizes, with the second bedroom having an outlook to the front of the property.

Outside, to the front of the property there is private off road parking for two vehicles and gated side access to the rear garden. The secure garden has a defined fenced boundary and benefits from being situated on a corner plot and has been landscaped to include a designated decking area and a paved patio seating area directly at the back of the property, whilst offering a good size lawn area.

This lovely home in Powys Drive is sure to tick many viewers boxes, so don't miss out on the opportunity to make this wonderful property your own!

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.

Council Tax

Shropshire Council - Band B.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries via Uswitch indicates the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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

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

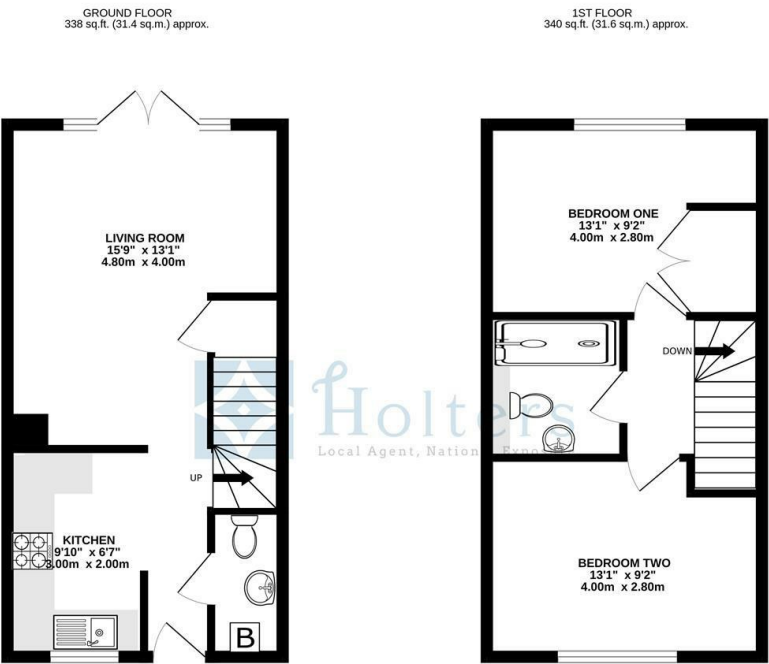
the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

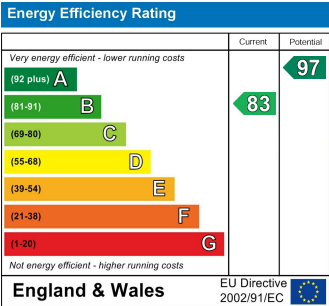
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 678 sq ft. (63.0 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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