



SAMUEL WOOD

87 Greenacres, Ludlow, Shropshire, SY8 1LZ

Asking Price £220,000



This 2/3 bedroom detached dormer house sits in a mature residential area on the outskirts of the town. Outside of the property enjoys excellent driveway parking, garage and gardens to both front and rear. Accommodation benefitting from gas fired heating and upvc double glazing briefly includes: Entrance Hall, Living Room, Dining Room / Bedroom 3, Kitchen, Bathroom, First Floor landing with 2 first floor Bedrooms. No onward chain. EPC rating E.

- 2/3 bedroom detached dormer house
- Mature and popular residential area
- Gas heating and upvc double glazing
- Driveway parking, Carport and Garage
- Gardens to front and rear
- No onward chain.

Greenacres is a popular residential area sitting on the eastern side of the town. Accommodation is fully described as follows.

Front door with matching side window opens into

Reception Hallway

Door into useful cupboard

Living Room 18'9" x 9'6" (5.73m x 2.90m)

Having windows to both front and front side elevations and feature fireplace with tiled surround and electric fire fitted.

Dining Room / Bedroom 3 9'8" x 8'5" (2.96m x 2.57m)

Having window to side

Kitchen 8'10" x 8'3" (2.70m x 2.53m)

Having window to rear and door to front side. Fitted with a range of base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks, stainless steel sink unit. Included in the sale is the free standing cooker, extractor positioned above, space and plumbing for washing machine and room for fridge. Also housed in here is the Potterton gas fired boiler which heats domestic hot water and radiators.

Bathroom 6'4" x 5'9" (1.95m x 1.77m)

With window to front side and a suite in cream of wc, pedestal wash hand basin and panelled bath with shower over and tiled splashbacks.

First Floor Landing

Having door into airing cupboard with hot water cylinder.

Bedroom 1 12'11" x 9'1" (3.96m x 2.78m)

Has window to frontage, fitted wardrobe cupboard with sliding doors, hanging rail and shelf, half doors to under eaves storage and door into shelved cupboard.

Bedroom 2 9'0" x 8'6" (2.75m x 2.60m)

Has window overlooking rear garden and half door into eaves storage.

Outside

The property is approached through double opening gates onto a tarmacadam driveway which leads down the side of the property. There is then a detached garage having concrete floor, light and power fitted. The gardens with the property sit to both front and rear, the front garden having low wall to front boundary. Lawned garden with flowering borders and sitting at the side of the drive a further border with shrubs and plants. At the rear of the property there is paved seating area and 2 garden sheds. Steps then lead up onto a small lawned garden which is enclosed by mature hedging.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed, Broadband Speeds – Basic 15 Mbps, Superfast – 71 Mbps, Ultrafast – 100 Mbps. Flood Risk – Very Low

Tenure

Freehold

Local Authority

Shropshire Council

Council Tax Band C

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

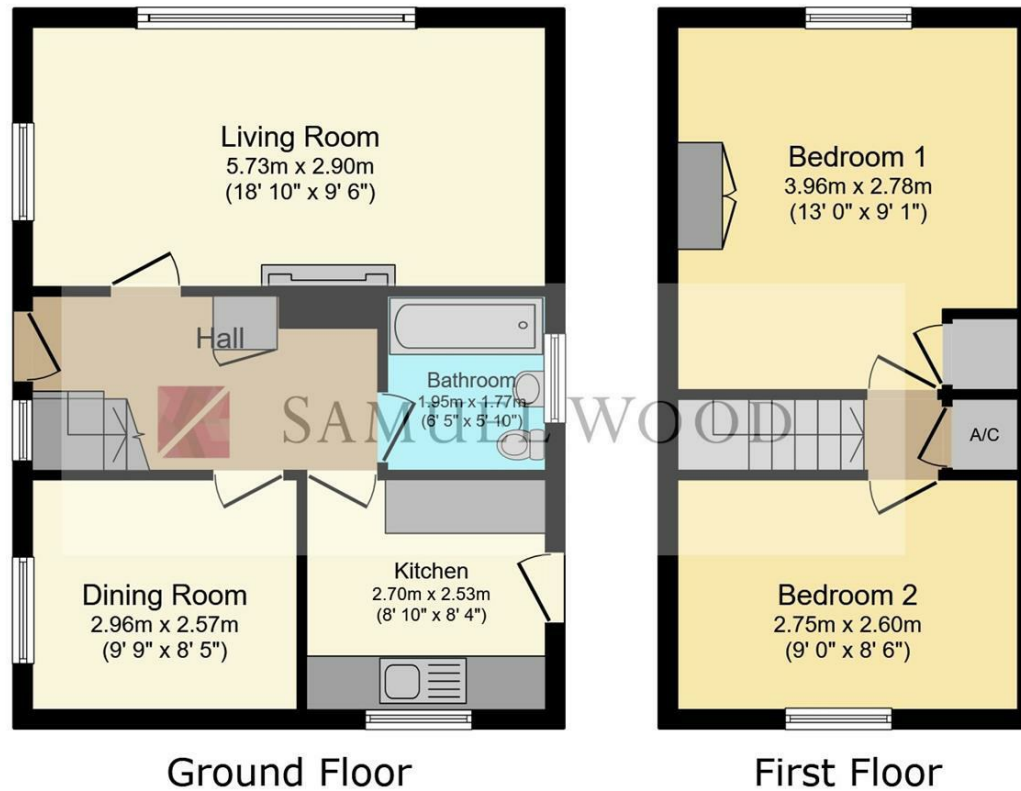
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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 illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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