



SAMUEL WOOD

83 Greenacres, Ludlow, Shropshire, SY8 1LZ

Asking Price £269,950



This 2 / 3 bedroom detached dormer bungalow sits in a mature and well respected residential area sitting on the Eastern side of the town and enjoys driveway parking, Car Port, Garage and mature gardens. Accommodation, much improved in 2022, includes: UPVC double glazing and gas fired heating to: Entrance Hall, Living Room, Garden Room, modernised Kitchen, Bedroom 3 / Dining Room, modernised Bathroom, First Floor Landing serving 2 Bedrooms and an En-Suite Shower Room. No onward chain

- Much improved 2 / 3 bedroom detached dormer bungalow
- Mature and well respected residential area
- Driveway parking, car port and garage
- Mature gardens front and rear
- Property had a major overhaul in 2022
- Modern kitchen and bathrooms
- Upgraded heating and electrics

Front Door

with matching side window opens into

Entrance Hall

with oak effect laminate wood floor and useful storage cupboard with coat hooks

Living Room 18'10" x 9'4" (5.76m x 2.86m)

with feature fireplace, wooden surround with flame effect electric fire, picture window to front elevation and large window and door into

Rear Garden Room 9'10" x 7'5" (3.00m x 2.27m)

being of UPVC construction, solid roof and door to rear garden

Kitchen 8'11" x 8'4" (2.72m x 2.55m)

with window overlooking rear garden, nicely re-fitted with a modern range of matching units, heat resistant work surfaces and splash backs. There is a single bowl, single drainer sink unit, electric hob with stainless steel splash backs, extractor canopy above and electric oven below., integrated fridge and washing machine. Also integrated into one of the units is the wall mounted gas fired boiler which heats domestic hot water and radiators together with extensive ceiling down lighters and door to front side elevation

Dining Room / Bedroom 3

with window to front elevation.

Bathroom 6'6" x 5'10" (2.00m x 1.8m)

with window to rear elevation and attractively fitted with a heritage suite in white of wc, wash hand basin and scroll edged bath with claw feet, central taps and shower attachment.

Staircase rises to

First Floor Landing

with access into the roof space and door into a useful cupboard

Bedroom 1 7'5" x 9'11" (2.28m x 3.03)

with window to frontage and fitted wardrobe cupboard, further half doors into eaves storage

En-Suite Shower Room 6'6" x 2'7" (2.0m x 0.80m)

with a modern suite in white of enclosed shower cubicle, wash hand basin and WC

Bedroom 2 10'8" x 8'5" (3.27m x 2.58m)

with window to frontage and half doors into eaves storage

Outside

The property is approached onto a concrete driveway which provides parking and in turn leads to the side of the property where there is a covered Car Port. Off here an up and over door and a personal door open into the garage having light and power fitted, door to rear garden and window to the same. The front garden with the property is mature with beech hedge to front elevation aiding privacy and is laid to lawn with shrubs. The rear garden is also enclosed by mature hedging aiding privacy, it is tiered with the lower tier being concreted. Steps then lead up to the middle tier where there is a gravelled seating area and further steps then lead onto a sloping garden, laid to lawn with a selection of mature trees.

Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are uPVC double glazed. Flood risk – no risk. Broadband speeds 16 – 76 Mbps.

Tenure

The property is Freehold

Local Authority

Shropshire Council
Council Tax Band C

Agent's Note

The property was modernised in 2022 to include new kitchen, bathroom, en-suite, upgraded heating and upgraded electrics together with full decoration and modern interiors

Viewings

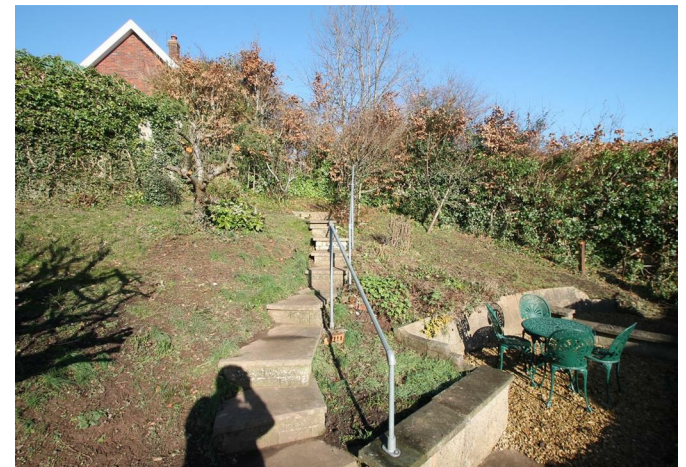
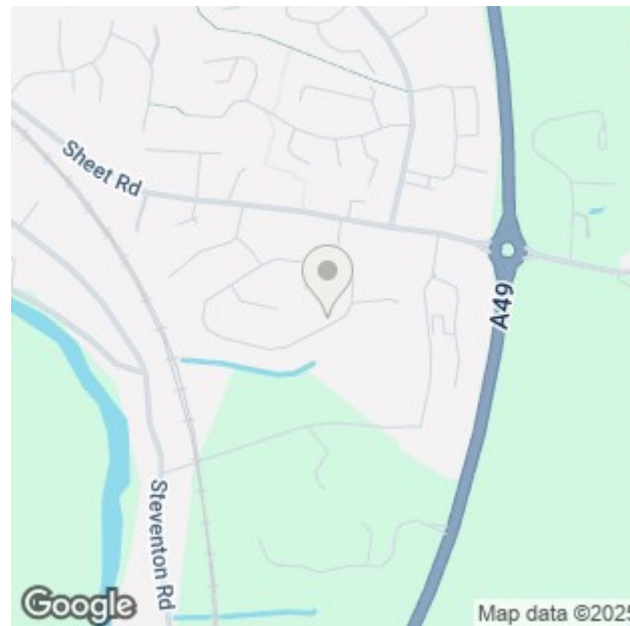
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

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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

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