



90, Dahn Drive, Ludlow, SY8 1YG
Offers In The Region Of £275,000

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90, Dahn Drive Ludlow

MOTIVATED VENDOR - KEEN TO SELL. - NO ONWARD CHAIN. A beautifully presented three-bedroom semi-detached home, situated in a sought-after area of Ludlow. Offering a perfect blend of modern living and contemporary charm, this home is ideal for families, first-time buyers, or those looking to downsize seeking a balance of space and affordability.

This move-in ready home offers the perfect balance of comfort, convenience, and modern style, with spacious living areas, contemporary kitchen / diner, conservatory, three well-proportioned bedrooms, private rear garden and single garage.

FEATURES

- Semi-Detached House, Three Well-Proportioned Bedrooms
- Beautifully Presented Throughout
- Popular Residential Location
- Gas-Fred Central Heating & uPVC Double Glazing
- Garage & Parking
- Enclosed Rear Garden
- Conservatory at Rear
- No Onward Chain

Material Information

Offers In The Region Of £275,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: C (74)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

This beautifully maintained three-bedroom detached home is situated in the sought-after modern development of Dahn Drive. The property features gas-fired heating and uPVC double glazing and has been carefully looked after by the current owners.

The accommodation includes a charming porch canopy, an inviting entrance hall, a cloakroom, a spacious living room / dining room, an upgraded kitchen, and a lovely conservatory. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a master with an en-suite, along with a family bathroom. Externally, the home benefits from a single garage within a block, a parking space, and a beautifully enclosed rear garden.

Property Description

As you step through the front door you are greeted by a bright and spacious reception hallway with cloakroom. Continue through to the welcoming lounge with a feature fireplace, a bright dining area, and a conservatory overlooking the rear garden. The modern kitchen has been updated with stylish units providing ample storage, integrated appliances including fridge, freezer, NEFF raised height oven and Bosh gas hob and hood.

Stairs ascend from the hall to the first floor landing, with three bedrooms – Including a master bedroom with built-in wardrobe and en-suite shower room, two further well-proportioned bedrooms share access to the family bathroom. Having a suite in white comprising bath, pedestal wash basin and W.C.

Outside and Garage

A well-maintained rear garden with a patio area is paved for low-maintenance, with mature borders, this space is perfect for outdoor entertaining. An access gate leads to the single garage and parking area.

Location

90 Dahn Drive is situated in a sought-after residential area of Ludlow, Shropshire. The location offers convenient access to Ludlow's historic town centre, renowned for its medieval architecture, vibrant markets, and diverse range of shops, restaurants, and cultural attractions. The property is well-served by local amenities, including schools, healthcare facilities, and supermarkets. Ludlow Church of England School is approximately 1.2 miles away, providing secondary education options. For healthcare needs, Station Drive Surgery is about 0.5 miles from the property, and Ludlow Community Hospital is also nearby.

Transportation links are excellent, with Ludlow railway station offering services to Shrewsbury, Hereford, and beyond, facilitating easy commuting and travel. The A49 road provides straightforward routes to larger cities such as Hereford and Shrewsbury. The surrounding area is characterised by picturesque countryside, offering ample opportunities for outdoor activities such as walking, cycling, and exploring the scenic National Landscapes (formerly the Shropshire Hills Area of Outstanding Natural Beauty).

Services

We understand mains electricity, mains water and mains gas are connected. With gas-fired central heating to radiators, windows are uPVC double glazed.





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Broadband Speeds

Estimated Broadband Speeds: - Basic 14 Mbps | Superfast 62 Mbps | Ultrafast 1800 Mbps

Local Authority

Shropshire Council
Council Tax: Band C

Tenure

We understand the property is Freehold.

Flood Risk

Rivers and the sea: Very Low

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Don't miss out on this lovely property in a sought-after location, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450
Email: ludlow@cobbamos.com

DIRECTIONS

We recommend using What3Words, navigate to: [///memo.journals.giraffes](https://www.what3words.com////memo.journals.giraffes)







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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