



SAMUEL WOOD

26 Henley Orchards, Ludlow, SY8 1TN
Offers In The Region Of £245,000



26 Henley Orchards

Ludlow, SY8 1TN



- 3 Bedroom Semi Detached House
- Gardens Front & Rear
- Gas Heating & Double Glazing
- 2 Reception Rooms
- Driveway Parking
- No Onward Chain

Nestled in the charming cul-de-sac of Henley Orchards on the eastern outskirts of Ludlow, this delightful three-bedroom semi-detached house presents an excellent opportunity for both families and retirees alike. With two spacious reception rooms, this home offers ample space for relaxation and entertaining.

Ludlow is renowned for its , historic architecture and vibrant community spirit. The town boasts a variety of amenities, including independent shops, cafes, and restaurants, all within easy reach. The famous Ludlow Castle and the stunning surrounding countryside provide a wealth of leisure activities, ensuring that there is always something to explore. For families, the area is served by reputable schools, making it an ideal location for all.

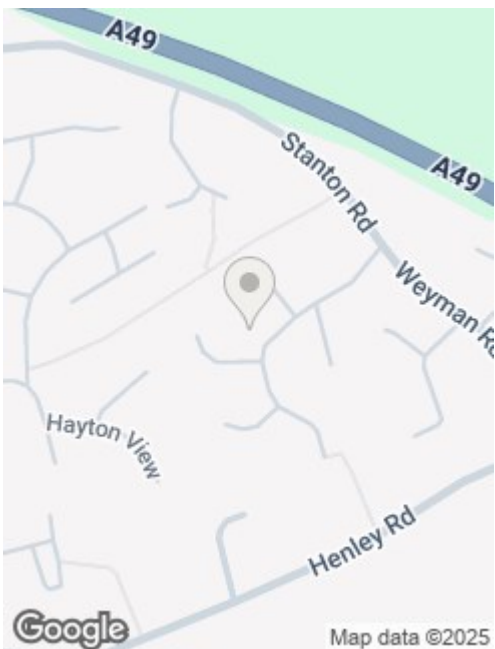
Entering into the reception hall, to the right, you will find a convenient WC. The inviting living room provides a cozy space for relaxation, while the adjacent dining room offers an excellent setting for family meals and entertaining. The well-equipped kitchen is very functional with a good size storage cupboard.

The first floor, you will discover three generously sized bedrooms, each offering ample natural light. The shower room is thoughtfully designed for convenience and comfort.

Outside, the property boasts well-maintained front and rear gardens, providing a lovely outdoor space for family activities or gardening. Additionally, the driveway offers parking for up to two cars, one being covered by a car port, adding to the property's appeal.







Directions

What3words [///stages.paler.quibble](https://www.what3words.com/stages.paler.quibble)

Services: We understand that the property has Gas fired heating, Mains electric, Mains water, Mains drainage.

Broadband Speed: Basic 15Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

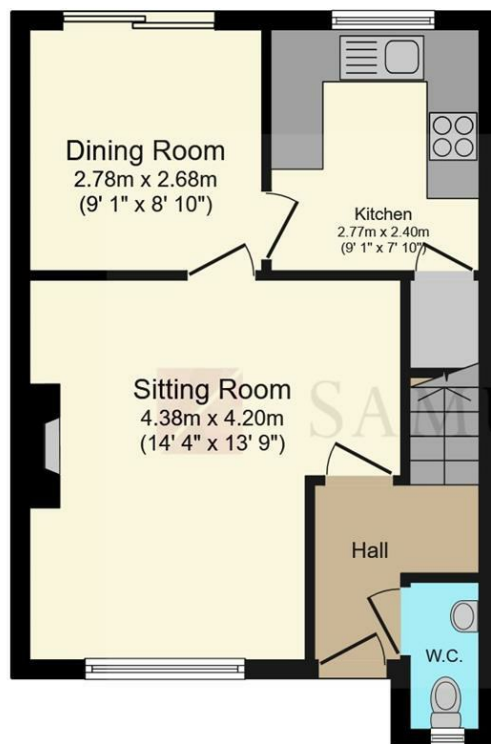
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

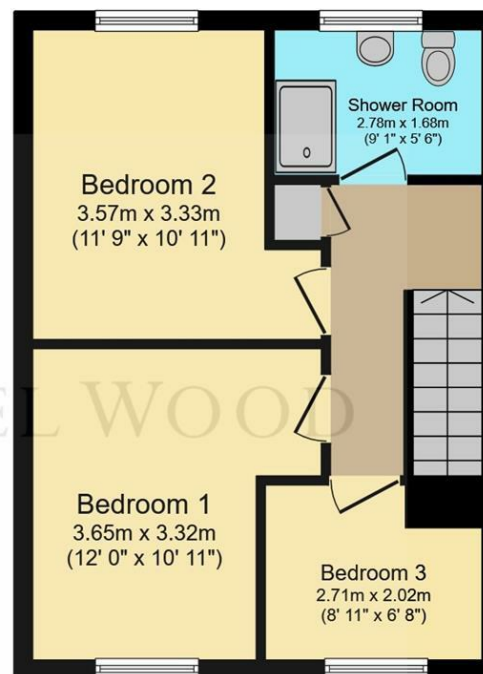
Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







Ground Floor
Floor area 38.2 sq.m. (412 sq.ft.)



First Floor
Floor area 37.6 sq.m. (405 sq.ft.)

Total floor area: 75.9 sq.m. (816 sq.ft.)

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk