

SAMUEL WOOD

17 Mortimer Close, Orleton, Ludlow, Shropshire, SY8 4PG

Offers Based On £395,000



17 Mortimer Close

Orleton, Ludlow, Shropshire, SY8 4PG

2 1 2 F

- Well presented detached dormer house
- Backing onto open farmland
- Excellent driveway parking and garage
- Viewing highly recommended
- Desirable and well serviced village
- Much improved and extended accommodation
- Well maintained gardens to front and rear

This much improved. extended and well presented two double bedroom (built as three bedrooms) dormer house is located in this highly desirable and well serviced village. The property has delightful and well maintained gardens, garage, driveway parking and backs onto open farmland. Accommodation benefiting from oil fired heating and UPVC double glazing briefly includes: entrance hall, living room with wood burner, L shaped open plan kitchen/diner with snug, utility room and WC. First floor landing with two double bedrooms and modern shower room. Viewing highly recommended.







Location

Orleton has an excellent range of facilities to include shop with post office, two pubs, doctors surgery, junior School, church, village hall, recreation ground and active community. The village is easily accessible to historic Ludlow along with Leominster and Tenbury Wells.

Accommodation

Property is approached into a spacious entrance hall. The living room sits at the front of the property and has a large picture window to the frontage and a feature fireplace with Clearview woodburning stove, At the rear of the house sits the kitchen/dining room and open plan into a snug area with a fine view over open farmland and the attractive gardens.

The kitchen has a range of modern matching units incorporating a fitted cooker, hob, extractor, fridge freezer and dishwasher.

Utility room/cloakroom having a useful cupboard, plumbing for washing machine and a WC.

On the first floor, there are two good sized double bedrooms (previously 3 bedrooms). The rear room having this phenomenal far reaching view and there is a modern shower room which has been upgraded by the current vendor.







Outside

Property sits in a select cul-de-sac in this well serviced village and is approached onto a large tarmacadam driveway providing parking for numerous vehicles. The front garden is a good size. laid to lawn with gravelled sections and flowering borders. Electrically operated door opens into an extended garage which integrates back into the kitchen. The rear garden of the property is a lovely feature and is boarded by a stream. There are several paved seating areas, lawned garden, flowering borders, greenhouse and garden shed.

Services

Services: Mains electric water, drainage, oil fired heating to radiators with an externally housed boiler sitting to the side of the property, Woodburning stove, windows are UPVC double glazed,

Broadband Speed: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 900 Mbps

Flood Risk: Very Low

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: Herefordshire Council
Tax Band D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Directions

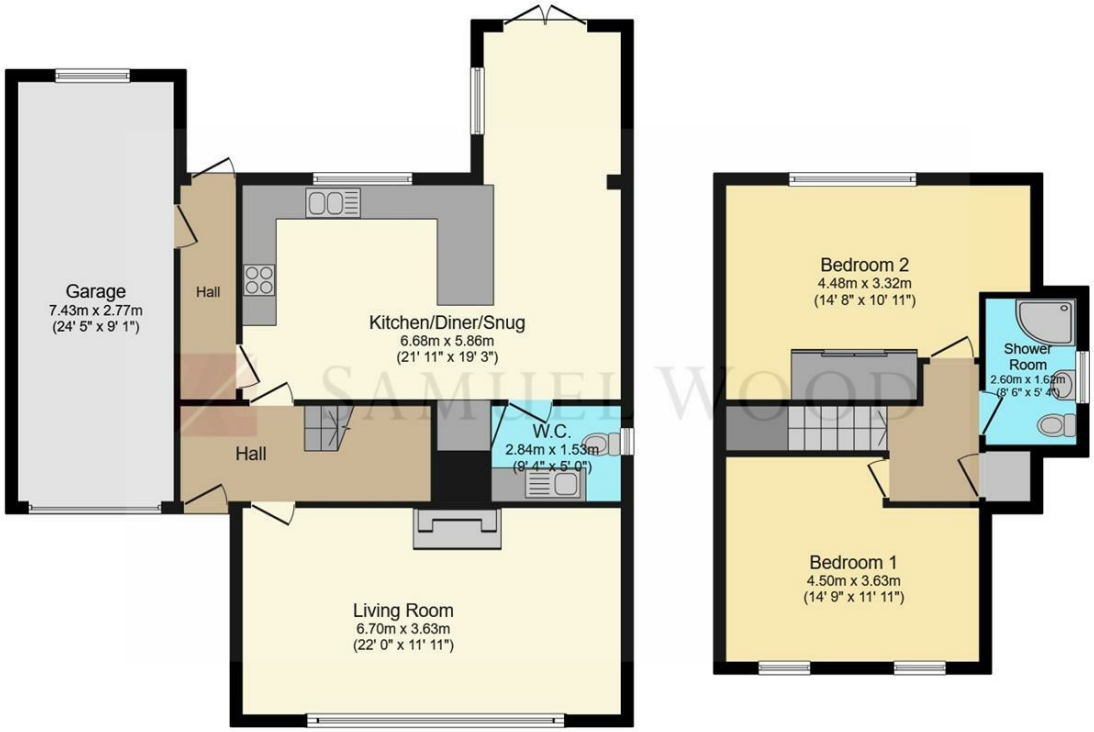
Number 17 is the 2nd to last house at the bottom of Mortimer Close on the left-hand side.







Floor Plans



Ground Floor
Floor area 96.7 sq.m. (1,041 sq.ft.)

First Floor
Floor area 45.0 sq.m. (485 sq.ft.)

Total floor area: 141.7 sq.m. (1,525 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.