

SAMUEL WOOD

37 Henley Orchards, Ludlow, Shropshire, SY8 1TW

Offers Based On £350,000



37 Henley Orchards

Ludlow, Shropshire, SY8 1TW

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- Extended four bedroom detached house
- Located on the edge of historic Ludlow
- Well presented and modern interiors
- Popular cul de sac location
- Brick paved driveway parking and large integral garage
- Landscaped and well maintained front and rear gardens

This much improved and substantially extended four-bedroom detached home, sits in a mature and well-respected residential cul-de-sac on the outskirts of historic Ludlow. The property, which benefits from double width driveway parking, a large integral garage and landscaped rear garden is worthy of internal inspection. Accommodation includes an entrance porch, hallway, living room, modern kitchen/dining room, large utility room, first-floor landing, four good-sized bedrooms and a modern house bathroom.







Location:

Henley Orchards is a mature and popular residential cul de sac, sitting on the edge of Ludlow and enjoying a well regarded position. From the property lovely views across the rooftops towards the surrounding Shropshire Hills and countryside can be enjoyed.

Ludlow's historic town centre offers an excellent range of independent shops, restaurants, cafés and everyday amenities, together with its renowned architecture, culture and festivals.

Accommodation:

The property is approached through a good-sized entrance porch, which in turn opens into an entrance hallway with attractive oak engineered flooring.

The cloakroom has a modern suite in white comprising WC and wash hand basin.

The living room also benefits from oak engineered flooring and has a large window to the frontage, enjoying views across the rooftops. A feature fireplace with gas fire provides an attractive focal point.

To the rear of the house is a spacious kitchen / dining room, with double doors and a window overlooking the landscaped rear garden. The kitchen is nicely fitted with a modern range of matching units, having cream-coloured fronts and incorporating a selection of fitted appliances. The oak flooring continues into this room, which also offers ample space for a dining table and chairs, making it an excellent area for family living and entertaining.

There is a good-sized utility room, again positioned to the rear elevation, with an integral door providing access into the large garage.







First Floor:

The staircase rises to a good-sized first-floor landing, which benefits from a useful linen cupboard.
There are three double bedrooms and single room with the main bedroom forming part of the extension to the property. This is a particularly spacious, oversized double bedroom, where pipework has already been laid should a purchaser wish to incorporate an en suite facility subject to any necessary regulations.
There is also a good-sized fourth bedroom, suitable for use as a single bedroom, study or home office.
The house bathroom is well appointed with a modern suite in white and has under floor heating.
A particular feature of the first-floor accommodation is the far-reaching outlook from the front-facing windows, with attractive views across the rooftops towards the surrounding hills and farmland.

Outside:

The property is approached onto a double width brick paved driveway, providing off-road parking and access to the large integral garage.
The open plan front garden has been attractively landscaped with gravelled sections, a mature tree and established shrubs, creating an appealing approach to the house.
The rear garden, which can also be accessed along the side of the property, has been thoughtfully landscaped and is well maintained.
Running across the full width of the rear of the house is an attractive Indian flagstone paved seating area, providing an excellent space for outdoor dining and entertaining.
Steps lead up to a lawned garden with established trees, whilst a good-sized garden shed provides useful storage.
High board fencing to both side and rear boundaries helps create a good degree of privacy.

Services:

Services: We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators. Windows are UPVC double glazed. ,

Broadband Speed: Approximately 14 TO 1800 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: C

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







Floor Plans



Total floor area: 157.8 sq.m. (1,699 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

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