



SAMUEL WOOD

2 Green Lane, Orleton, Ludlow, SY8 4JE
Offers In The Region Of £325,000



2 Green Lane

Orleton, Ludlow, SY8 4JE



- 3 Bed Semi Detached House
- Sitting & Dining Room
- Brilliant Family or Retirement Buy
- Edge of A Well Serviced Village
- Kitchen & Utility
- Lovely Views

A charming three-bedroom semi-detached home enjoying a peaceful position on the edge of the popular village of Orleton, with delightful views over the surrounding Herefordshire countryside. Offering well-proportioned accommodation throughout, the property includes three good-sized bedrooms, a well-appointed kitchen, welcoming sitting and dining rooms, a useful utility and modern bathroom. Outside, there is driveway parking, side access and a generous rear garden. Ideally placed for the village's excellent range of amenities, including a doctors' surgery, village shop and two pubs, together with its active and friendly community, this is a wonderful opportunity to enjoy a relaxed village lifestyle in an attractive rural setting.

On entering the property, the reception hall provides a welcoming entrance and access to the principal ground-floor rooms. The useful utility room offers valuable additional storage and practical space, whilst also providing convenient external access.

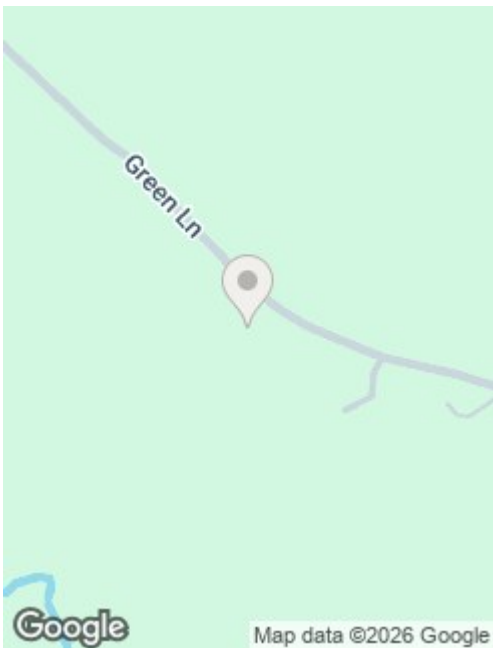
The well-appointed kitchen is fitted with a good range of matching base cupboards, wall cupboards and drawers, integrated appliances include a fridge and freezer, together with a four-ring hob and oven. An understairs storage cupboard adds further useful household storage. The sitting room is a particularly inviting room featuring an attractive fireplace with an electric fire, creating a lovely focal point and a comfortable space in which to relax. To the rear of the house is the dining room, a light and versatile space with double-opening doors leading directly onto the rear garden.

Upstairs, there are three good-sized bedrooms. The principal bedroom benefits from fitted wardrobes together with an additional storage cupboard, whilst the remaining bedrooms offer flexibility for family, guests or home working. Completing the accommodation is a modern family bathroom, fitted with a bath having a shower over, wash hand basin and WC.

Outside, the property benefits from driveway parking, with useful side access leading through to the rear garden. There is a hardstanding area directly off the property perfect for summer dining and a path that leads to a covered seating area taking in the surround countryside. The rest of the garden is predominantly laid to lawn, providing an attractive and easily maintained outdoor space, whilst at the top of the garden is a good-sized storage shed/hobby room, offering excellent flexibility for storage, hobbies or home projects.







Directions

What3words ///intestine.tried.timidly

Agents Notes:

1). There is a footpath that comes from the field at the side of the property through the garden into next door however hasn't been used for a number of years.

Services: We understand that the property has Oil-fired heating, mains electric, Mains water and mains drainage. There are Solar Panels on the roof installed in 2021 and are owned by the property.

Broadband Speed: Approximately 3- 150 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

Council Tax Band: B

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.

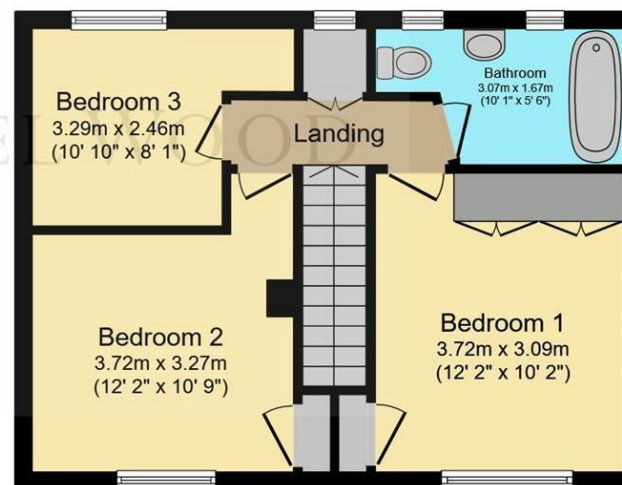
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Ground Floor



First Floor

Total floor area: 94.3 sq.m. (1,015 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

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