



SAMUEL WOOD

6 Orchard Close, Adforton, Shropshire, SY7 0NH

Offers Over £300,000



6 Orchard Close

Adforton, Shropshire, SY7 0NH



- 4 Good Sized Bedrooms, 2 Bathrooms
- Fantastic Location
- Rear Conservatory
- Stunning Views

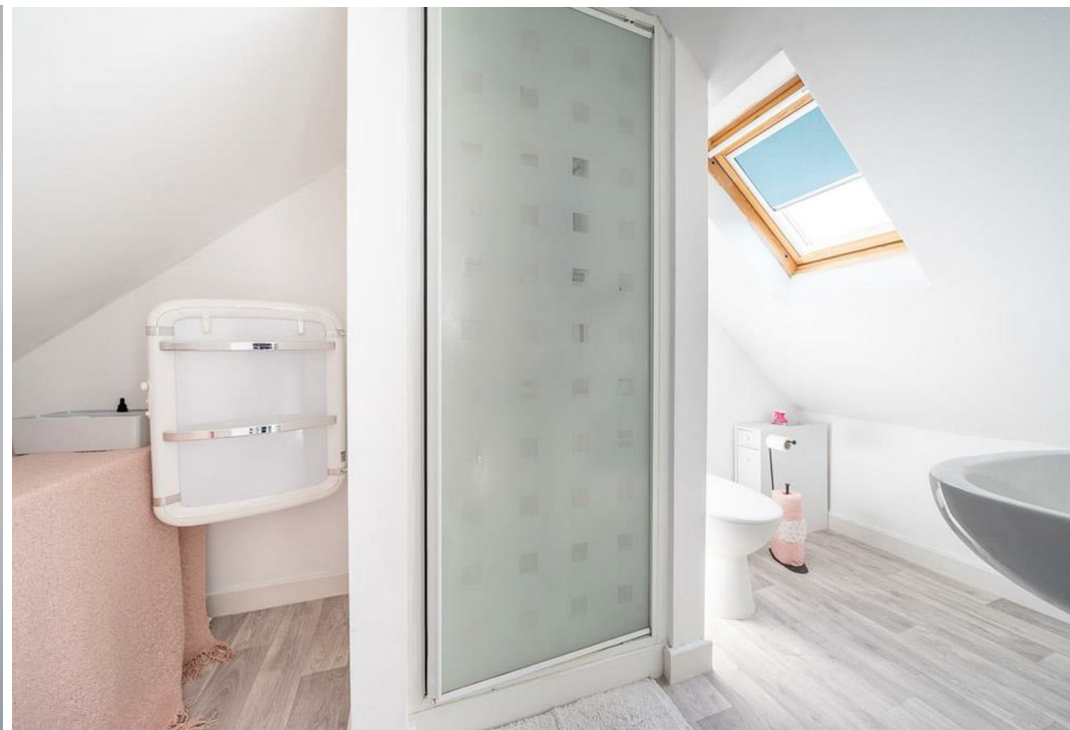
Nestled in the rural setting of Orchard Close, Adforton, this charming four-bedroom semi-detached house offers a delightful blend of rural and modern living. With stunning views that stretch across the surrounding countryside, this property is perfect for those seeking a peaceful place to live.

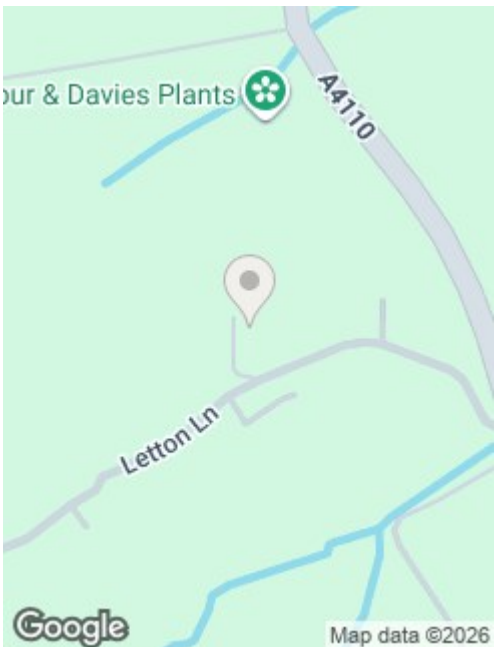
Upon entering, you are welcomed by a practical porch and boot room, ideal for storing outdoor gear. The heart of the home is a spacious kitchen diner, perfect for family meals and entertaining guests. The inviting living room, complemented by a bright conservatory, provides a wonderful space to relax and enjoy the natural light that floods in.

The first floor boasts three well-proportioned bedrooms, accompanied by a stylishly appointed bathroom. Ascend to the second floor, where you will find a private bedroom complete with an ensuite, offering a perfect sanctuary for guests or family members.

Outside, the property features ample driveway parking for up to three vehicles, ensuring convenience for residents and visitors alike. The rear garden is a true highlight, showcasing a lovely decking area that is perfect for al fresco dining or simply soaking in the serene surroundings. The expansive lawn provides plenty of space for outdoor activities, while a unique shed/hobby room, equipped with light and power, offers endless possibilities for creative pursuits or storage.







Directions

What3words ///masterful.tidal.carver

Services: We understand that the property has Electric heating, Mains Electric, There are also solar panels on the roof, Mains water, Mains drainage.

Broadband Speed: Basic 12 Mbps, Superfast 250 Mbps, Ultrafast 1000 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council, Plough Lane, Hereford HR4 0LE. 01432 260000

Council Tax Band: C

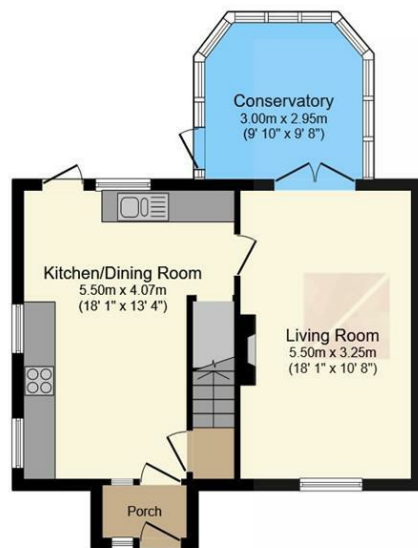
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.



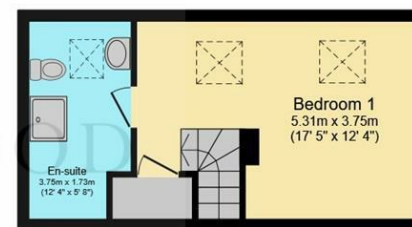




Ground Floor
Floor area 51.2 sq.m. (551 sq.ft.)



First Floor
Floor area 40.2 sq.m. (433 sq.ft.)



Second Floor
Floor area 27.6 sq.m. (297 sq.ft.)

Total floor area: 119.0 sq.m. (1,281 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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