



SAMUEL WOOD

7 Ashley Walk, Orleton, Ludlow, Shropshire, SY8 4HD

Offers Based On £375,000



# 7 Ashley Walk

Orleton, Ludlow, Shropshire, SY8 4HD



- Four bedroom detached house
- Spacious interiors
- Mature gardens
- No onward chain
- Desirable and well-serviced village
- Open aspect to rear over recreation ground
- Garage and driveway parking

This four Bedroom detached house sits in a desirable and well-serviced village. The property has gardens to both front and rear, Garage and driveway parking. It backs onto Orleton's recreation ground with a lovely open aspect. Accommodation benefiting from oil-fired heating briefly includes; Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen / Breakfast Room, First Floor Landing, four Bedrooms, Ensuite Shower Room and House Bathroom. No Onward Chain. EPC E No onward chain



## Location

Orleton is a desirable and well-serviced village sitting in North Herefordshire and has facilities to include; shop with post office, two public houses, doctor surgery, primary School, Village Hall, Church, recreation ground and an active and vibrant community.

## Accommodation

The property is approached into an Entrance Hallway with Cloakroom off.

The Sitting Room has a bay window to front elevation and a feature fireplace with gas fire (not in working order) . Double doors into the Dining Room which overlooks the rear garden and over the rear hedge onto Orleton's recreation ground. The Kitchen / Breakfast Room also sits to the rear and has room for table and chairs along with a useful under stairs IPantry cupboard.

On the First Floor there are four Bedrooms; the main Bedroom having fitted wardrobe and an Ensuite Shower Room, Bedrooms two, three and four all sit to the rear and enjoy this open aspect, one with fitted wardrobe. There is a house Bathroom serving these three Bedrooms.



## Outside

The property sits in a select cul-de-sac right in the centre of this desirable village and is approached onto a driveway with up and over door into the Garage. Front and rear gardens are mature and well-established. The rear Garden is enclosed by high-board fencing and a hedge at the rear. It has a paved seating area directly near the house, a level lawn garden and backs onto the recreation ground.

## Services

Services: Mains electricity, Mains water and mains drainage. Oil-fired heating with an externally housed Worcester boiler which has been replaced in the last couple of years.

Gas fire by bottled gas in living room (not in working order.)

Broadband Speed: between 6 and 150 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





### Directions

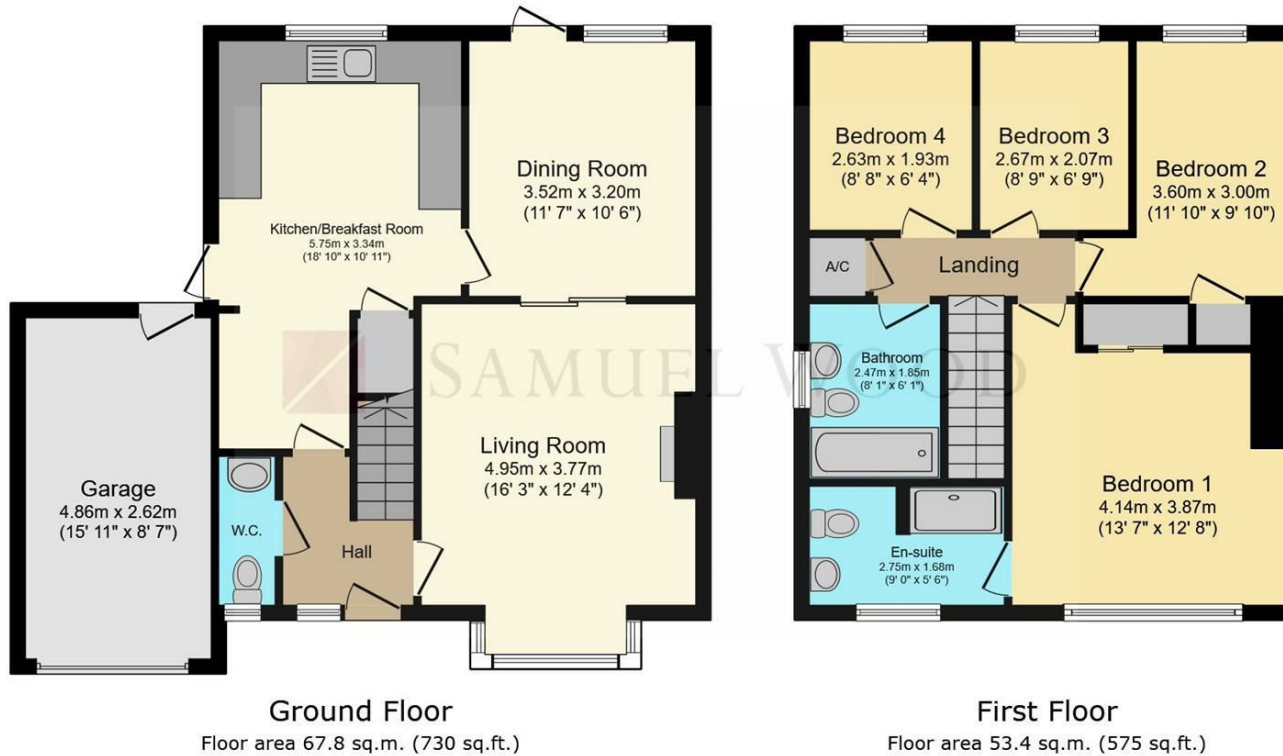
As you approach Orleton from the Ludlow direction turn left at the crossroads opposite the Maidenhead Inn. Go past the village hall and take the next turning on your left into Ashley Walk.







## Floor Plans



**Total floor area: 121.2 sq.m. (1,305 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](http://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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