



SAMUEL WOOD

4 Police Houses Sandpits Road, Ludlow, Shropshire, SY8 1HF

Offers Based On £220,000



This 3 bedroom extended semi-detached house sits on an unusually large plot extended to 0.17 of an acre. Accommodation benefitting from upvc double glazing and gas fired heating includes Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Side Lobby, Shower Room, First Floor Landing with 3 Bedrooms and Bathroom. No onward chain. EPC - D

- Extended 3 bedroom semi
- Unusually large plot of 0.17 of an acre
- Gas fired heating, upvc double glazing
- Walking distance of town centre
- No onward chain

Canopied Porch

Upper glazed door opens into

Entrance Hall

With further window to side and staircase to first floor

Living Room

Having window to frontage and double doors to

Dining Room

Having window overlooking the rear garden

Kitchen / Breakfast Room

Having window to rear, room for small table and chairs, range of base cupboards, wall cupboards and drawers and space for cooker. The Worcester wall mounted gas fired boiler is housed here and heats domestic hot water and radiators.

Side Lobby

Having doors to both front and rear elevations

Shower Room

Having windows to both front and rear elevations and access to roof space. Suite in white of wc, pedestal wash hand basin and shower area with shower fitted. Door into utility cupboard with space and plumbing for washing machine

First Floor Landing

Having window to side and access to roof space

Bedroom 1

Having 2 windows to frontage

Bedroom 2

Having window to rear

Bedroom 3

Having window to rear

Bathroom

Having window to side and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over and tiled splashbacks.

Outside

The property is approached over a tarmacadam pathway for which neighbouring properties also have right of access. There is a front garden partly enclosed by picket style fencing, open plan nearest the house. Gated access and pathway then continue into the rear garden, where a good sized garden shed can be found. The first section of the garden has been paved for ease of maintenance and this section is enclosed with double gates then into the larger section of garden. Again, has been bricked for low maintenance with bricked borders and this in turn leads to a 3rd section of garden which is enclosed by fencing and amounts to 0.17 of an acre in total.

Agents Note

1. Planning permission was granted on 20 March 2024 for a change of use from Class F1(a) (formerly D1) as a non-residential educational centre for adults with learning disabilities back to a single residential dwelling. Building regulations approval for this change was also granted on 12 March 2025. Full documentation is available from the agent's office or via the following link: Shropshire Planning Portal.

Please note that the owner of the adjoining property has raised objections to the property's change of use and has made his views known to both the seller and the agents. While all relevant permissions have been granted by the appropriate authorities, interested parties should be aware of the neighbour's ongoing objections to the residential status.

2. Please note the property does not have any off road parking.

Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. Broadband – Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – No Risk

Tenure

The property is freehold

Local Authority

Shropshire Council

Tax Band - B

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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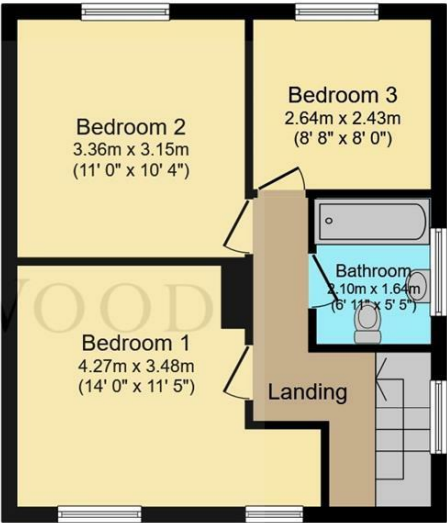


Floor Plans



Ground Floor

Floor area 50.6 m² (545 sq.ft.)



First Floor

Floor area 40.9 m² (440 sq.ft.)

TOTAL: 91.5 m² (985 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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