



SAMUEL WOOD

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

£950 Per Month





# 4 Police Houses Sandpits Road

Ludlow, Shropshire, SY8 1HF



MANAGED BY SAMUEL WOOD. Spacious 3-bed semi on large plot near town centre. Large garden, gas heating, double glazing. Walk to shops and amenities.

This extended three-bedroom semi-detached home occupies an unusually generous plot of approximately 0.17 acres. Situated within walking distance of the town centre, the property benefits from gas-fired central heating and uPVC double glazing throughout.

**Agents Note:**  
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 is currently disputing the validity of the works and party wall ownership. This matter is under investigation by Shropshire Council.

**Property description:**  
A canopied porch shelters the upper-glazed entrance door, which opens into a welcoming entrance hall with a side-facing window and staircase to the first floor. The living room enjoys natural light from a front-facing window and features double doors opening into the dining room, which overlooks the rear garden.

The kitchen/breakfast room is fitted with a range of base units, wall cupboards, and drawers, with space for a cooker and room for a small table and chairs. A rear window provides a pleasant garden outlook. The Worcester wall-mounted gas-fired boiler is also located here, serving the domestic hot water and central heating.

A side lobby connects the front and rear elevations and leads to a ground-floor shower room, which features windows to both front and rear, access to roof space, and a white suite comprising a WC, pedestal wash hand basin, and a walk-in shower. A door opens into a utility cupboard with plumbing and space for a washing machine.

Upstairs, the first-floor landing has a window to the side and further access to the roof space. Bedroom one benefits from dual front-facing windows, while bedrooms two and three enjoy views over the rear garden. The family bathroom includes a white suite comprising a WC, pedestal wash hand basin, and a panelled bath with shower over, complemented by tiled splashbacks and a side window.

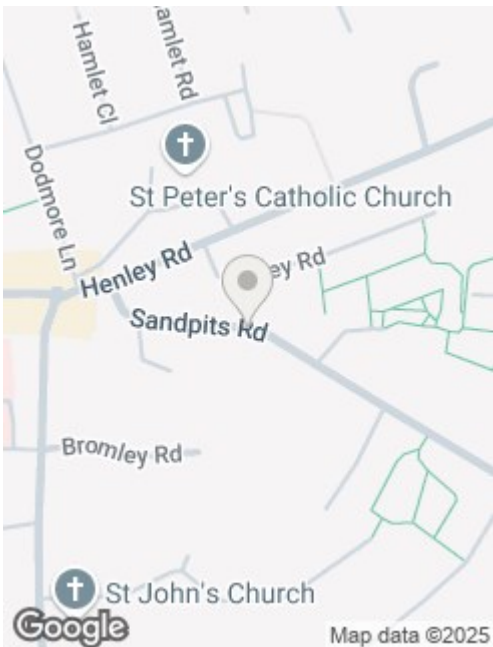
Externally, the property is accessed via a tarmac pathway, which neighbouring properties also have a right of access over. The front garden is partly enclosed by picket-style fencing, with open-plan space closest to the house. A gated pathway leads to the rear garden, where a good-sized garden shed is situated. The garden has been thoughtfully landscaped for low maintenance: the first section is paved, the second bricked with raised borders and double gates, and the third section is securely fenced and forms the main area of the garden—altogether extending to approximately 0.17 acres.











### Directions

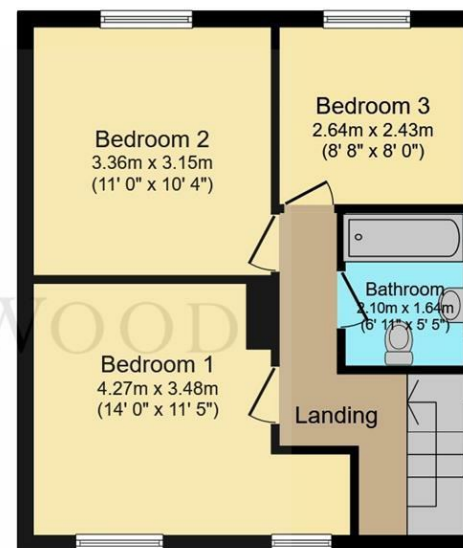
Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
No Pets.  
EPC - D  
Council Tax Band – B  
Utilities: mains gas, mains electric, mains water, mains drainage  
Parking situation – on street parking







**Ground Floor**  
Floor area 50.6 m<sup>2</sup> (545 sq.ft.)



**First Floor**  
Floor area 40.9 m<sup>2</sup> (440 sq.ft.)

**TOTAL: 91.5 m<sup>2</sup> (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](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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)