



SAMUEL WOOD

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

£950 Per Month



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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 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.

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.

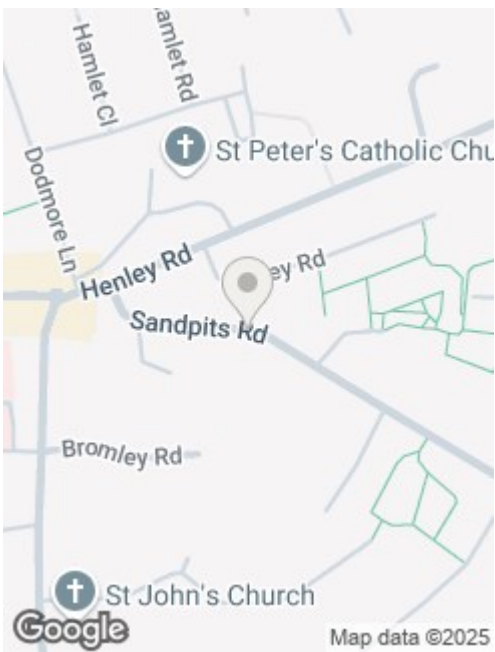
The kitchen/breakfast room is fitted with a range of base units, wall cupboards, and drawers, with space for a cooker and room for a small table and chairs. A rear window provides a pleasant garden outlook. The Worcester wall-mounted gas-fired boiler is also located here, serving the domestic hot water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







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

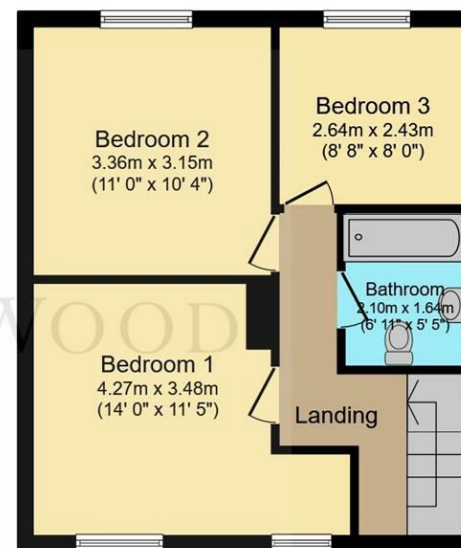






Ground Floor

Floor area 50.6 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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