



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**12 STANTON ROAD**  
LUDLOW, SHROPSHIRE, SY8 2LR

**GUIDE PRICE**  
**£299,950**



**A DETACHED BUNGALOW FOR UPGRADING SET ON A GENEROUS PLOT  
IN A POPULAR RESIDENTIAL AREA.**

- KITCHEN
- L-SHAPED LIVING ROOM
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM
- UTILITY ROOM AND WC
- ATTACHED GARAGE
- DRIVEWAY PARKING
- SOUTH FACING GARDEN

**NICK CHAMPION LTD**

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# 12 STANTON ROAD, LUDLOW, SHROPSHIRE, SY8 2LR

## APPROXIMATE DISTANCES (MILES)

Ludlow – 1, Tenbury Wells – 11, Leominster – 13, Kidderminster – 23, Hereford – 25, Shrewsbury – 29, Worcester – 32, M5 J5 and J6 – 33, Birmingham – 41.

## DIRECTIONS

From Ludlow Town Centre head north on the B4361 before turning right onto Bromfield Road and at the mini roundabout take the first exit onto Fishmore Road. After 0.3 mile turn right onto Stanton Road and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The property is situated on a generous plot in a popular and established residential area on the edge of the historic market town of Ludlow, and is within easy reach of all of the facilities including a variety of supermarkets, shops and services, primary and secondary schools, a sixth form college, a library, doctors' surgeries, a community hospital, theatre/cinema, leisure centre with swimming pool and gym, and a range of clubs and societies. Ludlow has good public transport links including regular bus services into town and to a variety of destinations, and a train station.

12 Stanton Road is a spacious detached bungalow constructed circa 1970 of brick faced elevations under a tiled roof, with an attached garage and an established south facing rear garden with a verandah covered patio. The property would be enhanced by some upgrading. The property benefits from UPVC framed double glazing, and mains gas fired central heating with a Worcester Greenstar boiler in the loft. The property is offered with no upward chain.

## ACCOMMODATION

A glazed sliding door opens into the inset porch and leads on through to the entrance hall which has a cloaks cupboard and an airing cupboard housing the immersion tank. The L-shaped living room has a sitting area with a gas coal effect fire (not in use – disconnected) with a marble effect and painted wood surround, and a separate dining area with service hatch. The kitchen has a range of wooden fitted units incorporating a stainless steel sink/drain, an integral fridge and electric hob with an extractor hood over, and a part glazed door to a side passageway with a part glazed door to the front garden, and leads into the conservatory which has French doors opening onto the verandah covered patio. There are two double bedrooms, one with a built-in cupboard, and a third generous single bedroom, also with a built-in cupboard. The bathroom has a bath, Mira Excel shower in a separate cubicle, pedestal basin and wc.

## OUTSIDE

The property has ample parking space for three cars on the tarmac driveway leading to the attached garage which has an electric garage door, power, light and a door to the rear garden. An attached utility room has a hand basin, wc and plumbing for a washing machine. The front garden has a lawn and attractive flower and shrub borders. A gated path leads around to the enclosed south facing rear garden which has a verandah covered patio, lawn, shrub and flower borders, a concrete pad ready for a garden shed, and mature hedges which give added privacy.

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2649-3660-2006-4311>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on 1<sup>st</sup> June 2026

Particulars prepared: June 2026

what3words: ///castle.appealing.oldest

Flood Risk (Checked on 01.06.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 01.06.26)

O2 and Vodafone: Good outdoor and in-home

Three: Good outdoor, variable in-home

EE: Good outdoor

Broadband Availability (Checked on Ofcom: 01.06.26)

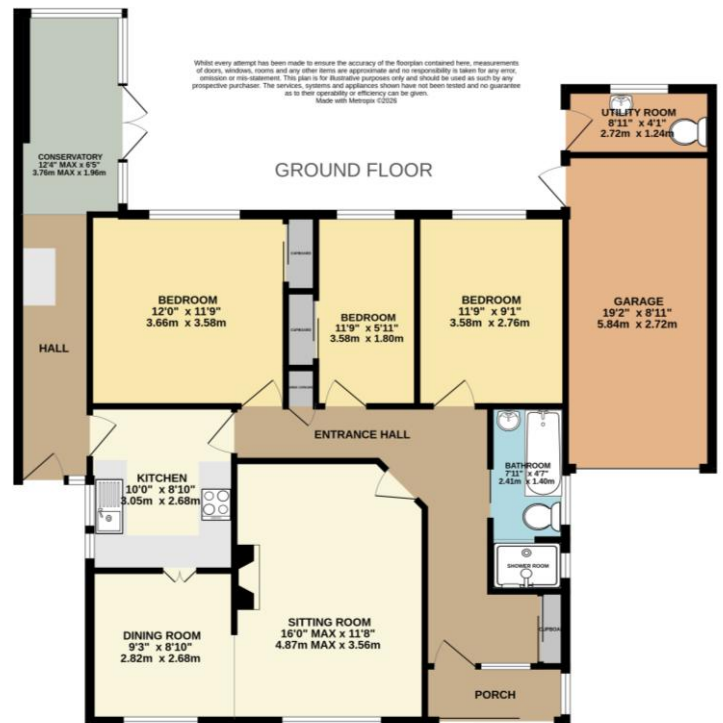
Standard: 14 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 50 Mbps (highest download) / 8 Mbps (highest upload)

Ultrafast – 1800 Mbps (highest download) / 220 Mbps (highest upload)







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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.