



SAMUEL WOOD

36 Rock Lane, Ludlow, Shropshire, SY8 1ST

£850 Per Month



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Ludlow, Shropshire, SY8 1ST



- 2 Double Bedrooms semi
- Kitchen & Utility
- Small Garden
- No Onward Chain
- Non estate location
- Parking for one car
- Low Maintenance Property

Tucked away on the eastern side of the historic Shropshire market town of Ludlow, this property presents an excellent opportunity for a first time or investment buy. Offered to the market with no onward chain, this three-storey, two-bedroom home combines practicality with low-maintenance living.

MANAGED BY SAMUEL WOOD

Upon entering the property, you are welcomed into a highly functional ground floor utility space, complete with a sink and ample storage ideal for keeping everyday essentials neatly tucked away. Stairs rise to the first floor, where a well-proportioned landing provides access to a convenient WC, a fitted kitchen, and a comfortable sitting room perfect for relaxing or entertaining.

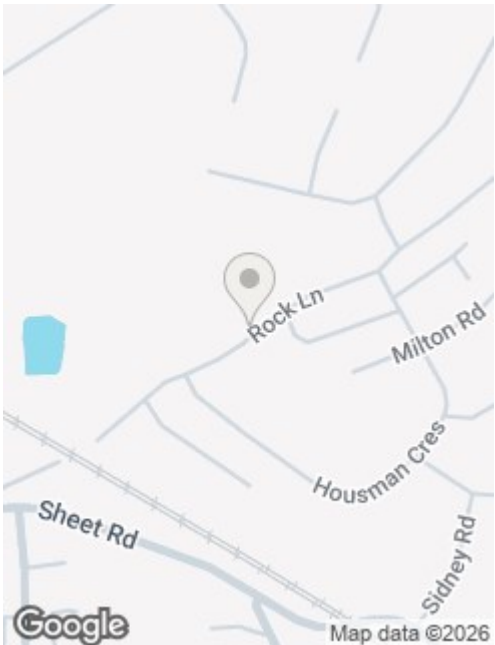
From the landing a door opens out onto the enclosed garden, thoughtfully designed with terracing and gravel for ease of maintenance while still offering space to relax.

The second floor hosts two generously sized double bedrooms, both enjoying good natural light, along with a family bathroom featuring a shower fitted over the bath.

There is a space to park a car opposite the house and small garden at the rear and side.







Directions

what3words ///chiefs.version.cement

Unfurnished.
No smoking/vaping.
Pets considered. / No Pets.
EPC - C
Council Tax Band – A
Utilities (mains gas, mains electric, mains water, mains drainage)
Parking situation – off road parking for 1 vehicle

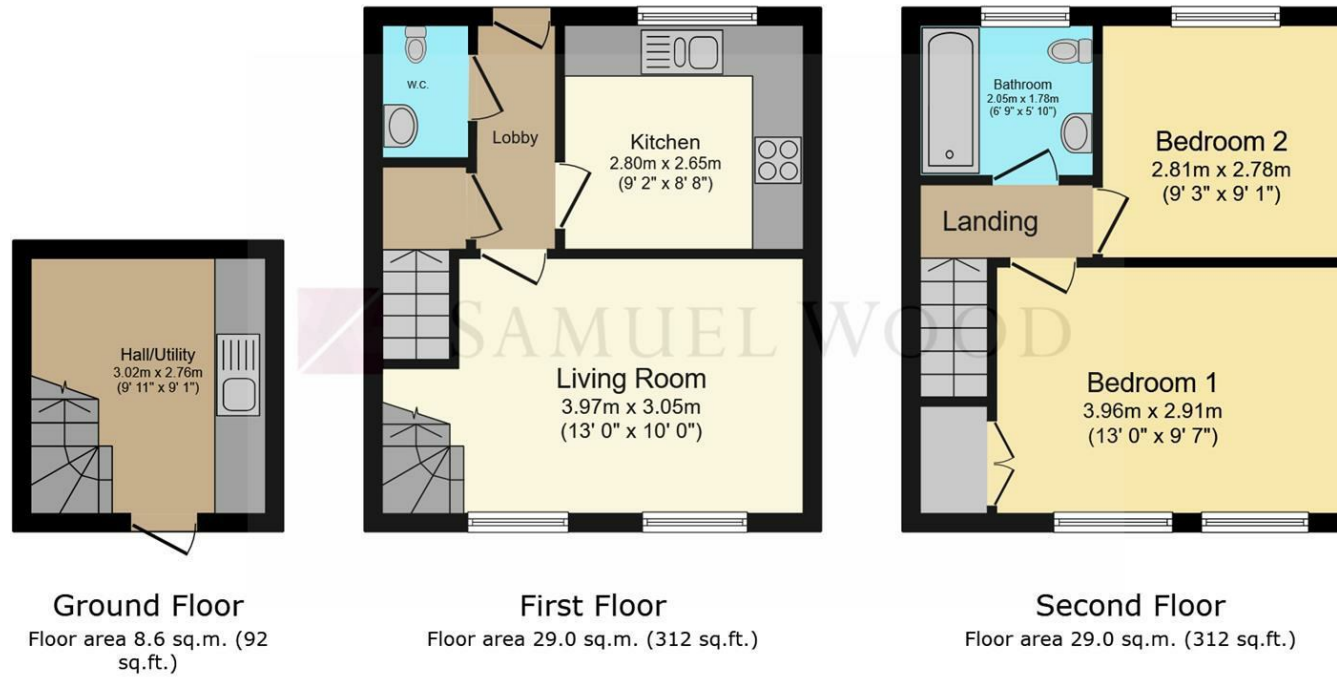
IMPORTANT INFORMATION FOR APPLICANTS WHO ARE CURRENTLY RENTING:

If you are renting another property, please check your notice requirements before booking a viewing or submitting an application. From 1 May 2026, tenants ending an assured periodic tenancy in England usually need to give 2 months' written notice, and the tenancy must normally end on the day rent is due or the day before. This means your actual move date may be later than you expect. Please do not assume that your current landlord will agree to a shorter notice period or an earlier release unless this has been confirmed. We may ask you to confirm your current tenancy notice position before progressing an application.





Floor Plans



Total floor area: 65.9 sq.m. (709 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

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

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