



SAMUEL WOOD

2 Knights Way, Rocks Green, Ludlow, Shropshire, SY8 2DR

Offers In The Region Of £290,000



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Situated on the edge of the beautiful market town of Ludlow, this attractive three-bedroom semi-detached home which is approximately 3 years old offers modern accommodation, generous outdoor space, and exciting potential for further enhancement, subject to the necessary consents. Knights Way enjoys a convenient position on the outskirts of Ludlow, combining the benefits of a peaceful residential setting with easy access to the town's excellent range of amenities. Viewing is highly recommended to fully appreciate the quality of accommodation, generous plot, and future potential this excellent home has to offer.

- 3 Bedroom Semi Detached House
- Modern Home
- Edge of Town Location
- Ensuite Shower Room & Bathroom
- Potential for Extension
- EPC B

The front door is covered by a Porch and leads into a welcoming Reception Hall. The ground floor accommodation includes a useful cloakroom/WC, a handy storage cupboard, a stylish kitchen/dining room ideal for both family living and entertaining, and a comfortable living room overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys parking for two vehicles, a good-sized rear garden, offering excellent space for families, outdoor dining, and recreation. A particular feature of the property is the potential to add a garage or further extend the accommodation to the side, subject to obtaining the necessary planning permissions and building regulation approvals.

Agents Note: Planning permission has been granted for a two storey extension, more details can be found on the Shropshire Planning Portal using reference 23/05090/FUL

Services: We understand that the property has mains gas heating, mains electric, water and drainage.
Broadband Speed: 13 - 1800 Mbps
Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

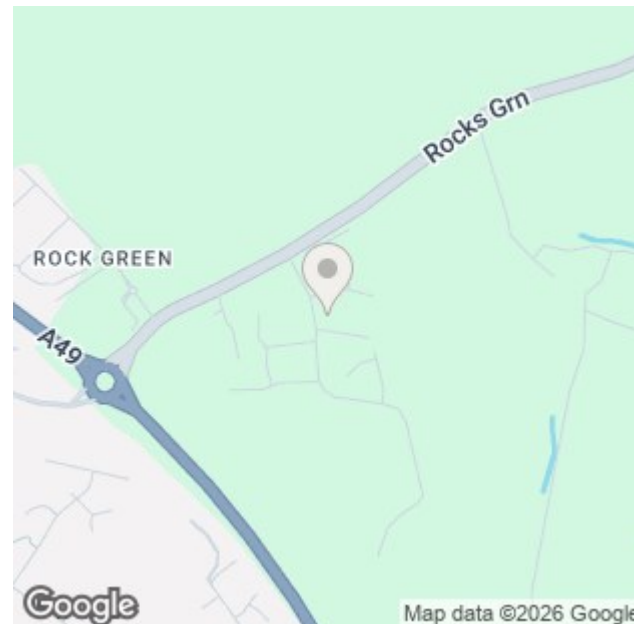
Council Tax Band: C

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler; a link will be sent to you to carry out these proof of identity checks.

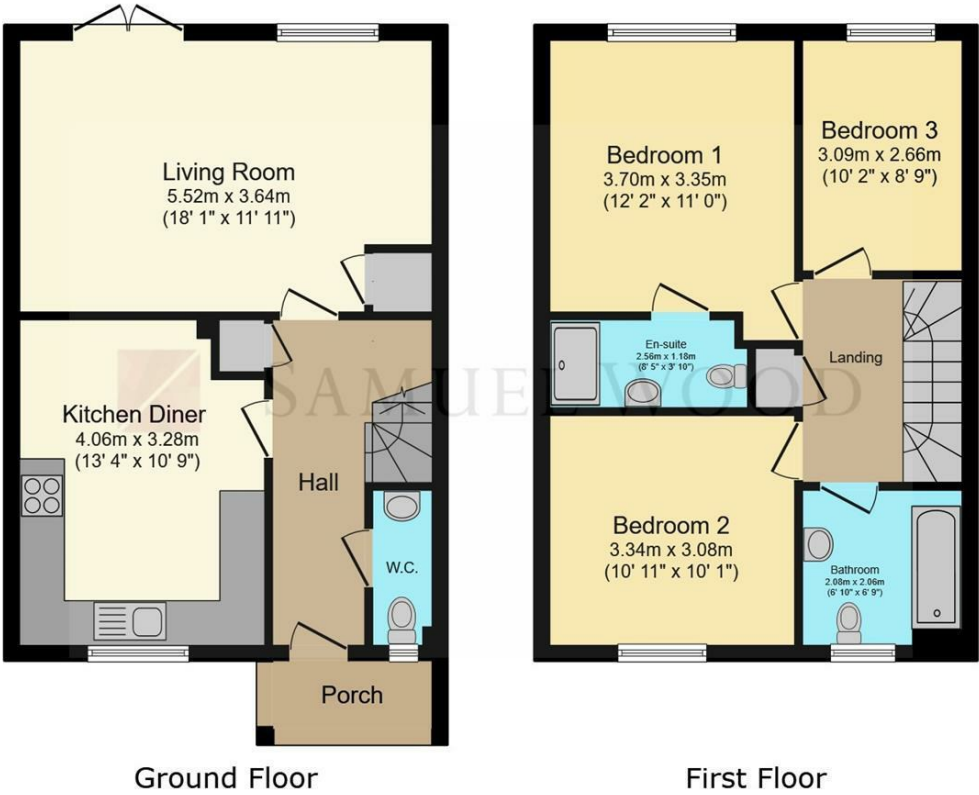
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Total floor area: 91.8 sq.m. (988 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.