

SAMUEL WOOD

Ridgmore Sandpits Road, Ludlow, Shropshire, SY8 1HW

Auction Guide £165,000









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FOR SALE BY AUCTION This traditional 1930s three bedroom semi- detached house in need of modernisation and improvements but enjoying a non-estate location within easy reach of Ludlow historic town Centre benefits from driveway parking, large garage and good sized rear garden. Accommodation benefiting from gas-fired heating includes Entrance Hall, Living Room, Dining Room, Breakfast Room, Kitchen, First Floor Landing serving three Bedrooms and Bathroom. No onward chain. For sale by traditional online auction finishes on 3rd November 2026 at 4pm

- Traditional three bedroom semi
- Easy reach of Ludlow town Centre
- Driveway parking and large garage
- Good-sized rear garden
- Gas-fired heating
- Features of the period
- In need of upgrading and improvements
- No onward chain

Location:

The property enjoys a non-estate location within a short walk into Ludlow's historic town Centre and the facilities that the town enjoys.

Accommodation:

The property is approached into an Entrance Hallway. The Living Room having an attractive period fireplace with wooden surround and a bay window to frontage. The Dining Room having double doors out onto gardens and again with a pretty fireplace. There is a Breakfast Room where the boiler is housed and opens into Kitchen with a door and window to rear elevation. On the first floor there are three Bedrooms; two of which are doubles and have fitted cupboards, a single third bedroom and a bathroom.

Outside:

The property is approached onto a driveway with brick wall and pillars to front elevation, off the driveway triple doors open into a large garage which integrates back into the Breakfast Room. At the rear of the house there is a good- sized and enclosed garden with paved seating area right across the rear, lawned garden and shed.

Services:

We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators.

Broadband Speed: 15 - 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

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

Auction Conditions:

The property is for sale by Traditional Online Auction, please login or register to book a viewing https://samuelwood.bambooauctions.com

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

There is a buyers premium of £4,800 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each sellers minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.
Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.

Directions:

As you proceed along Sandpits Road, go past the shop on your right hand side and the property will be found on the right just after the Livesey Avenue turn.









Floor Plans



Ground Floor
Floor area 79.4 sq.m. (855 sq.ft.)

First Floor
Floor area 46.3 sq.m. (498 sq.ft.)

Total floor area: 125.7 sq.m. (1,353 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.