



SAMUEL WOOD

122 Stanton Road, Ludlow, Shropshire, SY8 2PF  
Offers In The Region Of £345,000





# 122 Stanton Road

Ludlow, Shropshire, SY8 2PF



- 4/5 Bedroom House
- 2 Reception Rooms
- Huge Potential
- Adaptable Accomodation
- Garage & Driveway Parking
- Good Sized Rear Garden

located on Stanton Road, on the outskirts of the charming town of Ludlow, this impressive detached house offers a perfect blend of space and versatility. With four well-proportioned bedrooms and the potential for a fifth, this property is ideal for families or those seeking extra room for guests or hobbies. This delightful home combines comfort, convenience, and adaptability, making it a wonderful opportunity for those looking to settle in a practical well looked after home.

Upon entering, you are greeted by a welcoming reception hall with wc. The living room is a comfortable space for relaxation, while the dining room provides an excellent setting for entertaining. The kitchen is functional and flows seamlessly into a utility area, making daily tasks a breeze. Additionally, the ground floor features a fifth bedroom that can easily serve as an office or hobby room, catering to modern living needs.

The first floor boasts four double bedrooms, ensuring ample space for everyone. Two of these bedrooms share a convenient Jack and Jill bathroom, enhancing the practicality of the layout. along with a separate bathroom providing easy access to all.

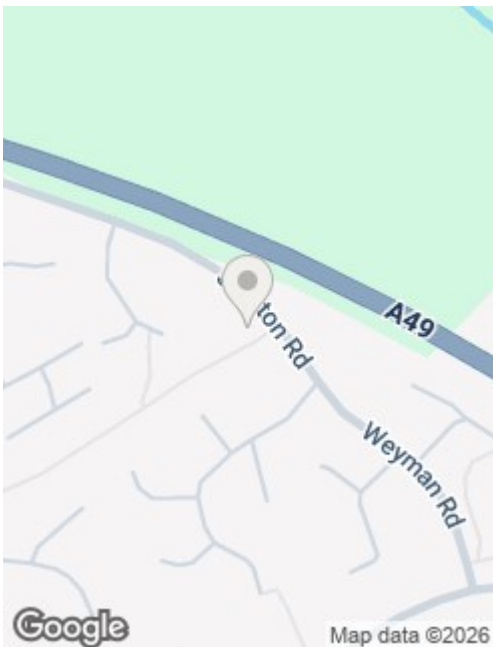
Outside, the property is equally impressive. A large driveway accommodates parking for up to four vehicles. The rear garden has been thoughtfully paved for low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. A lovely patio area invites you to relax in the sun, while a storage shed and greenhouse provide additional functionality for gardening enthusiasts.











## Directions

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Services: We understand that the property has Mains Gas, Mains Electricity, Mains Drainage, Mains Water, Gas fired central heating.

Broadband Speed: Basic 14 Mbps, Superfast 72 Mbps, Ultrafast 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: D

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 craven arms office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

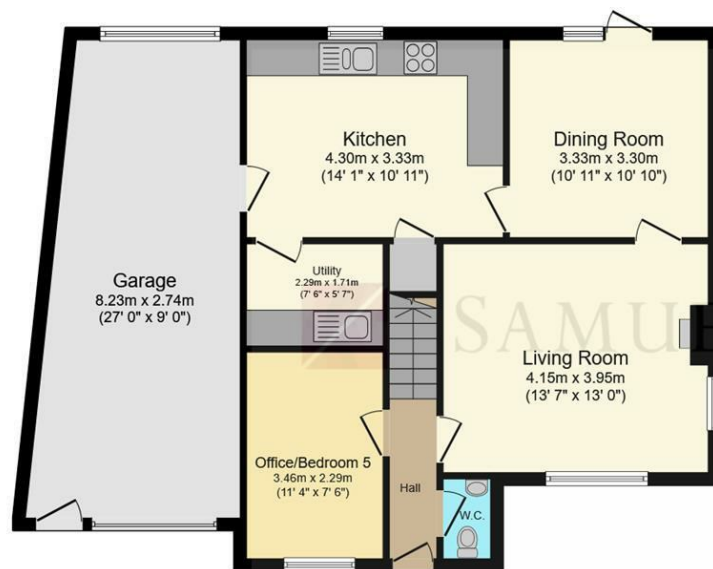




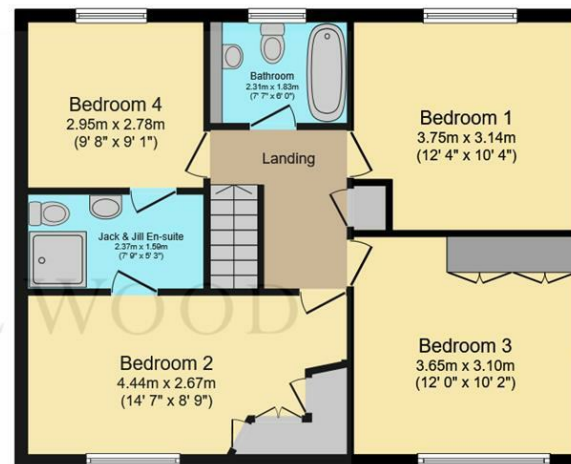








**Ground Floor**  
Floor area 88.0 sq.m. (948 sq.ft.)



**First Floor**  
Floor area 66.6 sq.m. (717 sq.ft.)

**Total floor area: 154.6 sq.m. (1,664 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](http://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

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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