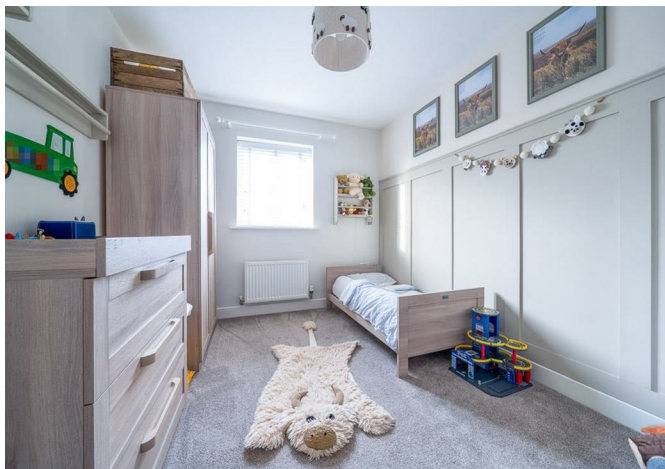




SAMUEL WOOD

28 Raglan Place, Ludlow, Shropshire, SY8 2LV

Offers Based On £275,000



This nearly new three bedroom semi-detached house with the added benefit of planning permission to extend sits on a modern estate in a popular part of historic Ludlow. The property enjoys driveway parking for two cars, side garden and enclosed rear garden. Accommodation, well-presented throughout, is worthy of internal inspection. From the windows at first floor level a fantastic view across the chimney pots to the surrounding countryside can be enjoyed. EPC rating B.

- Three bedroom semi detached house
- Popular modern development
- Property just over four years old
- Planning permission to extend
- Driveway parking for two cars
- Side garden and enclosed rear garden
- Fine view across the rooftops

The property is approached into an Entrance Hallway having a Cloakroom off with a suite in White. There is a Sitting Room and then the door opens into a good-sized Kitchen / Dining Room. The Kitchen area having a range of matching units to incorporate an oven, hob and an extractor. There is then planned space for a fridge, slimline dishwasher and a fridge-freezer. Ample room for table and chairs and an under stairs storage cupboard.

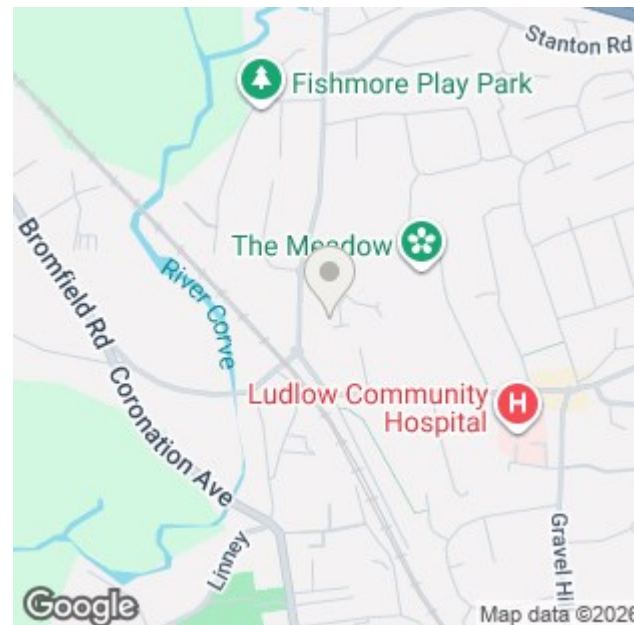
The First Floor Landing has a small window to the side and serves three Bedrooms. Both rear Bedrooms have a lovely view across the rooftops to the surrounding countryside. The Bathroom has a modern suite in white of WC, pedestal wash handbasin and panelled bath with shower over. Door into large linen cupboard.

Outside; The property is approached onto a double width driveway providing parking for two cars and there is a partially enclosed side garden which is laid to lawn with hedging. The rear garden is enclosed by highboard fencing to both side and rear elevations aiding privacy and having a paved seating area and attractive borders. (Gazebo not included)

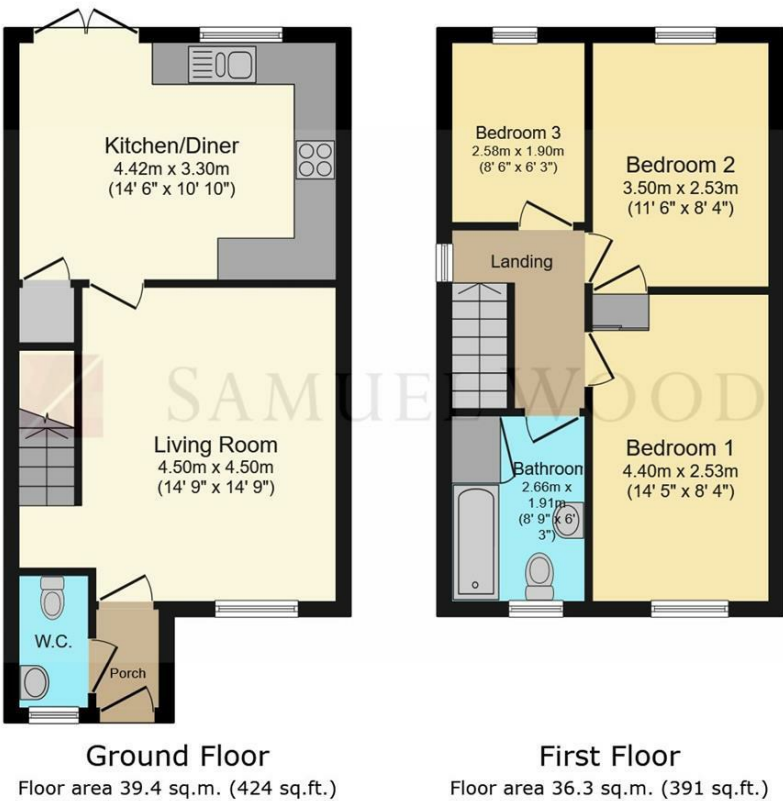
Agent's note

Planning permission was granted on 20 September 2024 for the erection of an attached garage a link to the online planning application is as follows;
<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=S19ZMTTDS400&activeTab=summary> or a copy of the permission is available for inspection at the Agent's office.

The development has a service charge for each property with the current 2026 figure being £298.56



Floor Plans



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
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