



SAMUEL WOOD

2 Pelican Court, Raven Lane, Ludlow, Shropshire, SY8 1TX

Offers Over £495,000



2 Pelican Court

Raven Lane, Ludlow, Shropshire, SY8 1TX

- Delightful 3 storey, 3 bedroom townhouse
- Central town location
- Courtyard gardens
- Renowned development carried out in 2006/2007
- Added benefit of parking space
- Character features throughout

This most attractive 3 double bedroom, 3 storey townhouse, built in 2006/2007, yet looking like a period home with its' timbered features and herring bone brickwork needs to be viewed to fully appreciated and includes parking for a single car, raised and paved seating area to the frontage and a small courtyard garden to the rear. Accommodation benefitting from gas fired heating includes: Entrance Hall, Cloakroom, L-shaped Lounge / Dining / Kitchen, full of character, First Floor Landing with 2 Double Bedrooms and House Bathroom, Second Floor Landing having Main Bedroom Suite to include En-suite Bathroom. No onward chain. EPC Rating – C



The property sits in a delightful development on Raven Lane being a stone's throw from Ludlow's Castle Square and the facilities the town enjoys.

Attractive character oak door opens into

Entrance Hall

with tiled floor, oak staircase leading to first floor and timbered features

Cloakroom

with tiled flooring matching that of the hall and a suite in white of wc and wash hand basin together with timbered features

L-Shaped Lounge / Dining Room / Kitchen

having dual aspect with leaded window to frontage, double doors to rear courtyard and further window to same. The living area has an engineered oak floor and heavily timbered ceiling. The kitchen area is fitted with a range of handmade units with granite work surfaces, planned space for cooker, space and plumbing for washing machine and room for fridge freezer. Housed into one of the units is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. Double doors into under stairs storage.

First Floor Landing

with double doors into a linen cupboard having shelving and hanging rail



Bedroom 2

with 2 windows to frontage, further leaded window back onto the landing

Bedroom 3

with window to rear elevation and a view across the chimney pots to woodland

House Bathroom

with window to rear, suite in white of wc, pedestal wash hand basin, panelled bath with shower screen, shower attachment and tiled splash backs.

Second Floor Landing

leads to

Main Bedroom

with double glazed roof window and further window to frontage and lovely chimney pot view. The room is vaulted and has

En-Suite Bathroom

with a suite in white of wc, pedestal wash hand basin, panelled bath with shower screen, shower attachment, tiled splash backs, window to rear elevation and half doors into useful shelved eaves storage

Outside:

The property sits in an enviable location just off Ludlow's town centre. The property has the added benefit of parking for a single vehicle and a useful bin store provision. There is a flagstone seating area at the frontage with wrought iron railings whilst to the rear there is an enclosed walled garden with a flagstone finish.

Services:

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators, windows are a mixture of single, secondary and double glazed. Flood risk – very low, Broadband speed – 17 Mbps – 1000 Mbps.

Local Authority:

Shropshire, tax band - D

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764





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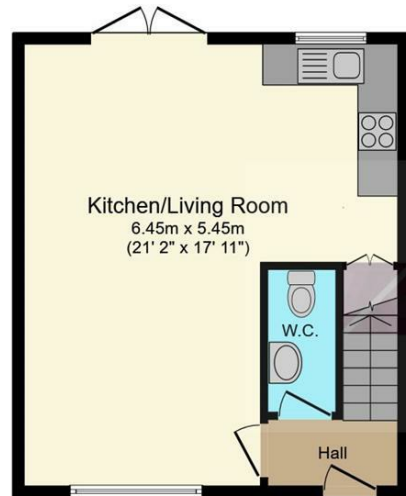
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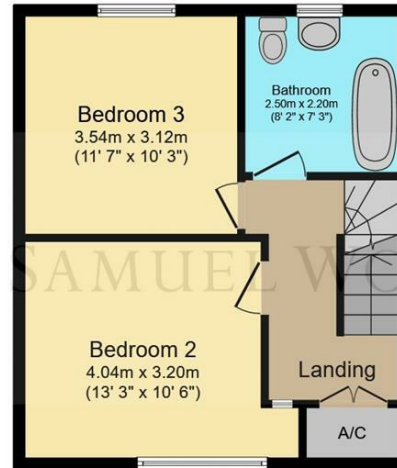




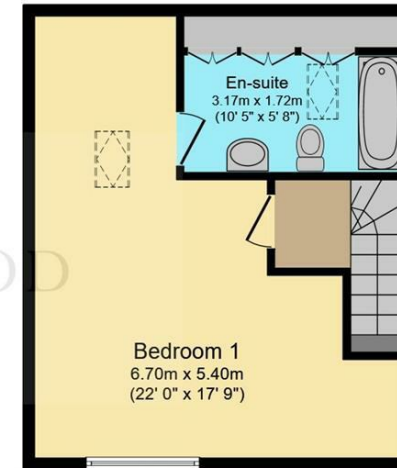
Floor Plans



Ground Floor
Floor area 35.1 m² (378 sq.ft.)



First Floor
Floor area 35.1 m² (378 sq.ft.)



Second Floor
Floor area 34.8 m² (375 sq.ft.)

TOTAL: 105.1 m² (1,132 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

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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