


SAMUEL WOOD

31 Lower Raven Lane, Ludlow, Shropshire, SY8 1BL

Offers Based On £490,000



# 31 Lower Raven Lane

Ludlow, Shropshire, SY8 1BL

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- A delightful home of distinction
- Central tucked away location just off Castle Square
- Two double bedrooms and two well appointed bathrooms
- A home not to be missed
- Modernised and presented to the highest of standards
- Fully landscaped walled garden
- Open plan living space and delightful kitchen

This delightful and immaculate townhouse sits in a quiet street within at 2 to 3 minute walk of Ludlow's Castle Square. The property is presented to the highest of standards with modern creature comforts and lots of period features to include: entrance hall, large living room, open plan through into a re-fitted kitchen / breakfast room with central island, a range of quality integral appliances and tri-fold doors out onto at delightful courtyard garden. The ground floor also has a shower room, whilst on the first floor there is a large landing, the main bedroom having vaulted ceiling and fitted wardrobes. Bedroom 2 overlooks the courtyard and is a further double, along with a luxurious and re-fitted bathroom. At the rear is adelightful walled garden which has been landscaped with low maintenance in mind.







## Location:

The property sits in Lower Raven Lane which is a quiet backstreet yet only a 2 to 3 minute walk into Ludlow's Castle Square and the facilities that our town enjoys.

## Accommodation:

The property is approached into an entrance hallway with beamed ceiling opening through into the large lounge / dining room with two windows to front elevation and a feature gas fire, this is then open plan into a magnificent kitchen which sits at the rear of the house and has tri-fold doors and window overlooking the landscaped courtyard. The kitchen is comprehensively fitted with a modern range of matching units with grey fronts and white work surfaces, there is a central island with breakfast bar and this incorporates induction hob with extractor and and Smeg deep fat fryer there is also a Bosch oven and microwave, Samsung fridge / freezer, Bosch dishwasher, corner pantry cupboard and understairs storage. To complete the ground floor there is a re-fitted showroom with a suite in white of double width shower cubicle, WC and wash hand basin with vanity cupboard.

The first floor landing is full of character with beams and timbers and a useful roof window letting in natural light. There is also a boiler cupboard housing the Worcester gas fired boiler which heats domestic hot water and radiators. Bedroom one sits at the front of the house and has a lovely vaulted ceiling with timbers and two windows overlooking Lower Raven Lane. Across one wall an excellent range of fitted wardrobes with further high-level cupboards.

Bedroom two, which is also a double has a window overlooking the courtyard garden and and there is then a delightful house bathroom, again modernised, with a suite in white, freestanding scroll edged bath with telephone style shower attachment ,wash hand basin with vanity cupboard, WC and corner shower cubicle with multi head shower fitted.







## Outside:

The property fronts onto Lower Raven Lane, which is a quiet backstreet within a short walk of Ludlow's town Centre and Castle Square.

To the rear there is a delightful courtyard garden which has been landscaped fully by the current vendors with low maintenance in mind with brick and feather edged borders, slate sections and resin sections, some raised beds with shrubs and plants and a summer house and water feature.

## Services:

Services: We understand that the property has mains electric, water and drainage. Mains gas with gas fired heating to radiators.
Windows are a combination of secondary glazing and triple glazing.

Broadband Speed: 17 - 1800Mbps

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

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

## Agents Note:

As is common with older terraced properties, there is an area of flying freehold above the entrance hall and cloakroom.






## Directions

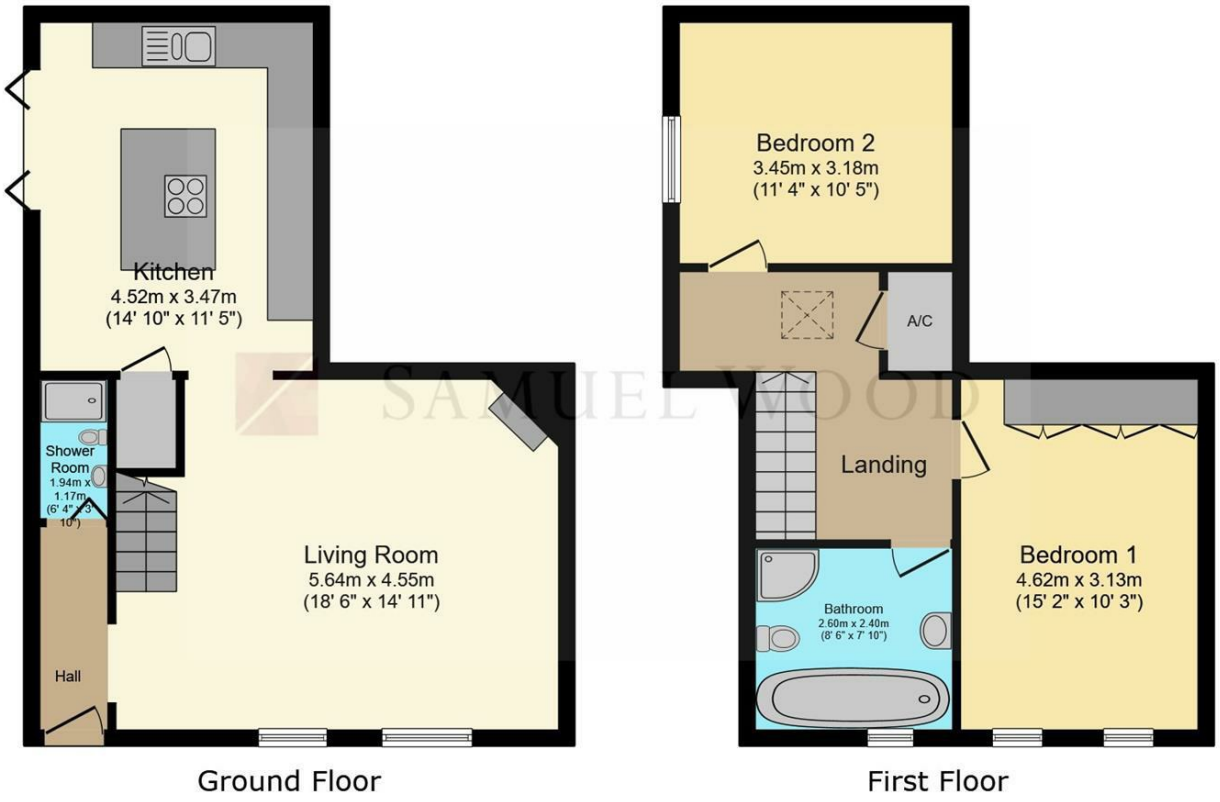
From Ludlow's Castle Square, proceed down Raven Lane, cross Bell Lane and into Lower Raven Lane, and number 31 will be found towards the bottom end of the street on the left-hand side




onlyfire



## Floor Plans




Total floor area: 92.2 sq.m. (993 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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