



3 Pelican Court Raven Lane, Ludlow, Shropshire, SY8 ITX
Asking Price £425,000



# 3 Pelican Court Raven Lane

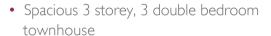
Ludlow, Shropshire, SY8 ITX











- Built in 2006/7 with character features and modern creature comforts
- Delightful courtyard garden

- Accommodation extending in excess of 1300 sq ft
- Designated parking space
- Internal inspection essential

This 3 double bedroom, 3 storey townhouse has accommodation extending to just over 1300 sq. ft, with immense charm and character yet benefitting from modern creature comforts and unusually for Ludlow town centre a parking space. There is a landscaped garden with water feature and mood lighting. Accommodation benefitting from gas fired heating and double glazing has oak features throughout to incorporate on the ground floor. Entrance Hall with Cloakroom, Living Room, open plan to Kitchen, First Floor Landing with 2 Double Bedrooms and House Shower Room. Whilst on the Second Floor there is a magnificent Main Bedroom Suite with vaulted ceilings and large En-Suite Bathroom. No onward chain







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 Period Front Door

with upper glazed opens into

### **Entrance Hall**

with tiled floor and Oak Staircase with understairs storage

### Cloakroom

with a Heritage suite in white of wc and wash hand basin and window to rear elevation

# Living Room

with full length picture window to front elevation, 2 further windows to rear garden and oak flooring. Open plan into

### Kitchen

with double doors to rear garden and further window to same. Fitted with a range of handmade units that include base cupboards, wall cupboards and drawers, granite work surfaces, planned space for cooker, space and plumbing for washing machine and room for two further appliances. Integrated into one of the units is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators







### First Floor Landing

with oak balustrade and window to rear elevation

#### Bedroom 2

with 3 windows all to rear elevation and ceiling cornice

#### Bedroom 3

with window to rear and ceiling cornice

#### **House Shower Room**

with window to frontage, modern Heritage suite of wc, pedestal wash hand basin and large walk-in shower cubicle with shower fitted and tiled splash backs

# Second Floor Landing

with door into

# Principal Bedroom

with window to rear elevation and window to frontage, the one to the front having a lovely view across the chimney pots. The room has vaulted ceiling and an

#### **En-Suite Bathroom**

with a Heritage suite in white of wc, pedestal wash hand basin, panelled bath with telephone style shower attachment and corner shower cubicle with shower fitted

#### Outside:

The property has the significant benefit of a single parking space. There is a small flagstone frontage which is partly covered. To the rear there is a walled courtyard garden which has been landscaped with low maintenance in mind with paved seating areas, built-in seating, ornamental pond, raised beds with shrubs, trees and plants to include 3 silver birch trees, sheltered seating area and a water feature with mood lighting.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are double glazed. Broadband speed 17 to 1000 Mbps. Flood risk - No risk

# Local Authority:

Shropshire Council, 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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# **Directions**

Pelican Court sits on the minor crossroads of Raven Lane and Belll Lane.







# 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.

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 IAW Tel: 01584 875207 | ludlow@samuelwood.co.uk



