

SAMUEL WOOD

1 Mews Cottages Raven Lane, Ludlow, Shropshire, SY8 1BW

Offers Over £150,000









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This attractive one bedroom cottage sits on Raven Lane, just a 30 second walk into Ludlow's Castle Square. Accommodation benefiting from gas fired heating includes a living room, kitchen, first floor landing with airing cupboard, double bedroom with fitted wardrobe and bathroom. This delightful property would suit a first time buyer, retirement buyer or second home. No onward chain.

- 1 Bedroom terraced house
- Tucked away position
- 30 second walk into Castle Square
- Gas fired heating
- No onward chain
- Ideal fist time retirement or second home

Location:

Raven Lane is a quiet tucked away street just off Ludlow's Castle Square and easy access to the facilities and culture that Ludlow is renowned for.

Accommodation:

The property is approached into the Living Room having a window to Raven Lane. The kitchen has two windows and door out to the rear and has a range of matching units with stainless steel sink unit

Staircase rises to First floor landing with good sized airing cupboard double bedroom with window to Raven Lane and double doors into fitted wardrobe

The bathroom has a suite in white to include WC, wash hand basin and bath with shower over and door into a useful storage cupboard housing the Baxi gas fired boiler.

Outside:

The property sits directly onto Raven Lane, whilst to the rear there is an open plan yard which provides access to other properties in the Mews but is not owned by No 1

Services:

Services: We understand that the property has mains electricity, water and drainage. Mains gas with gas fired heating to radiators.

Broadband Speed: 18 to 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: A

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

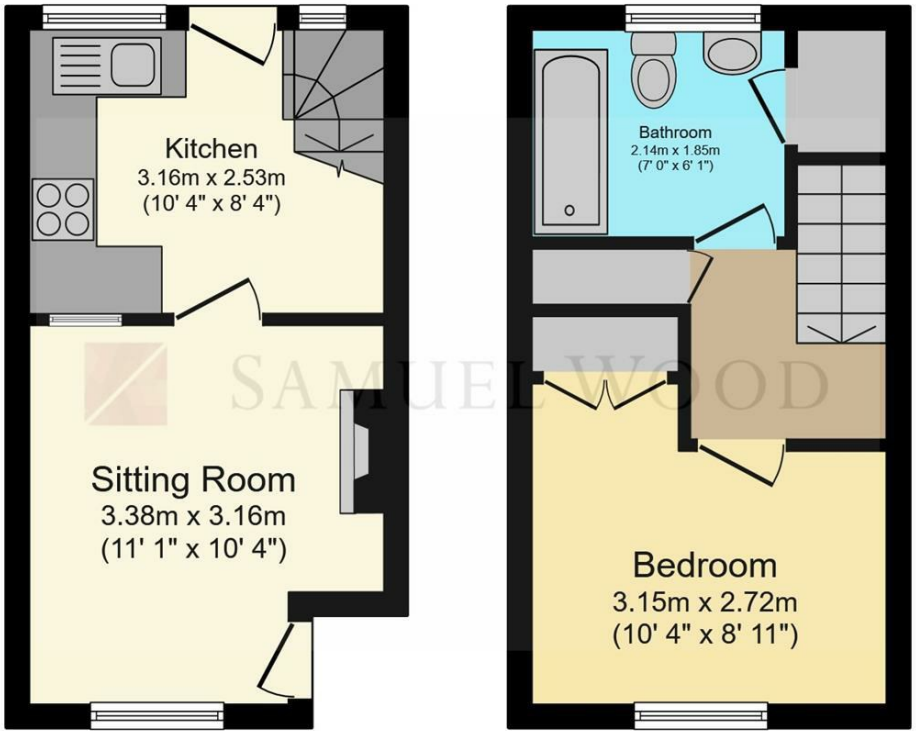








Floor Plans



Ground Floor

First Floor

Total floor area: 37.1 sq.m. (400 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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