



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

A beautiful townhouse situated within the heart of vibrant and historic Ludlow benefitting from parking and a terrace.

◆
Market Square 150 yards, Hereford 23 miles, Shrewsbury 32 miles
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Entrance Hall | Open plan kitchen/sitting room | Three bedrooms (one en-suite) | WC | Family bathroom | rear garden | Parking | EPC - C

The Property

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. There is a raised and paved seating area to the frontage and a small courtyard garden to the rear.

Upon entering 2 Pelican Court the entrance hall leads to the open-plan kitchen/ dining/ sitting room which has an oak floor and a beamed ceiling. The kitchen is fitted with floor and wall units space for cooker, space and plumbing for washing machine and room for fridge freezer. There are double doors into the under-stairs storage.

On the first floor, there are two double bedrooms and on the landing a double-door linen cupboard. The family bathroom has a panelled bath with a shower screen, shower attachment and tiled splashback.

The second floor has a spacious main bedroom with a vaulted ceiling and an en-suite bathroom, this room has half doors into useful shelved eaves storage.

Outside

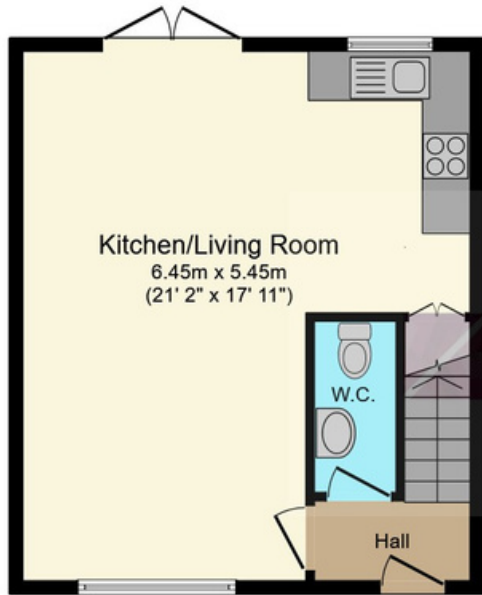
The property has the added benefit of parking for a single vehicle and a useful bin store provision. There is a flagstone seating area at the frontage with wrought iron railings whilst to the rear there is an enclosed walled garden with a flagstone finish.

Situation

Situated in the heart of Ludlow, Raven Lane is a highly sought after location. At just a stone's throw from the market square, the property is well within walking distance to all of the day-to-day amenities Ludlow offers including shops, cafes, restaurants and much more. There is a train station connecting to the wider network. Just further afield, Hereford and Shrewsbury offer a wider shopping experience.

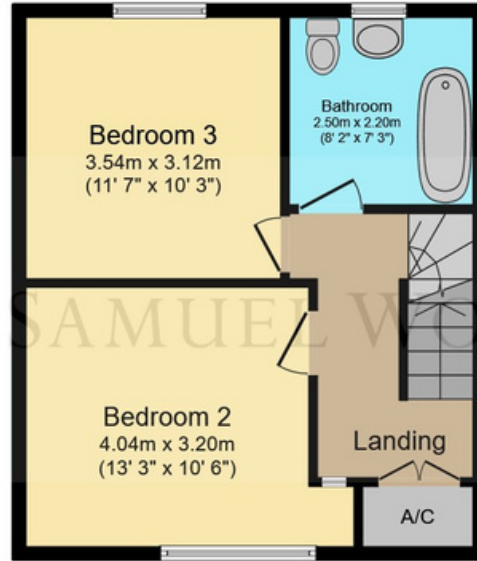






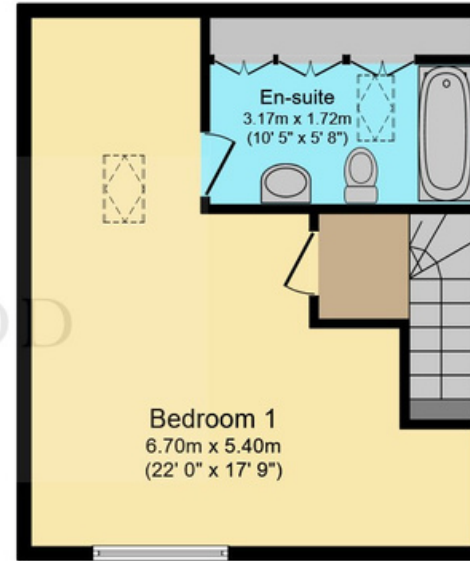
Ground Floor

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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Directions: From our office, head in to the town centre and proceed towards the market square and turn left down Raven Lane just before the Spar shop. Continue down here for about 300 yards and find Pelican Court on your right hand side at the bottom of Raven Lane.

Local Authority: Shropshire Council.

Services: Mains water, electricity, gas and drainage. Broadband speed – 17 Mbps – 1000 Mbps.

Council Tax: Band D

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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