



SAMUEL WOOD

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

Offers Over £150,000



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 first 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.

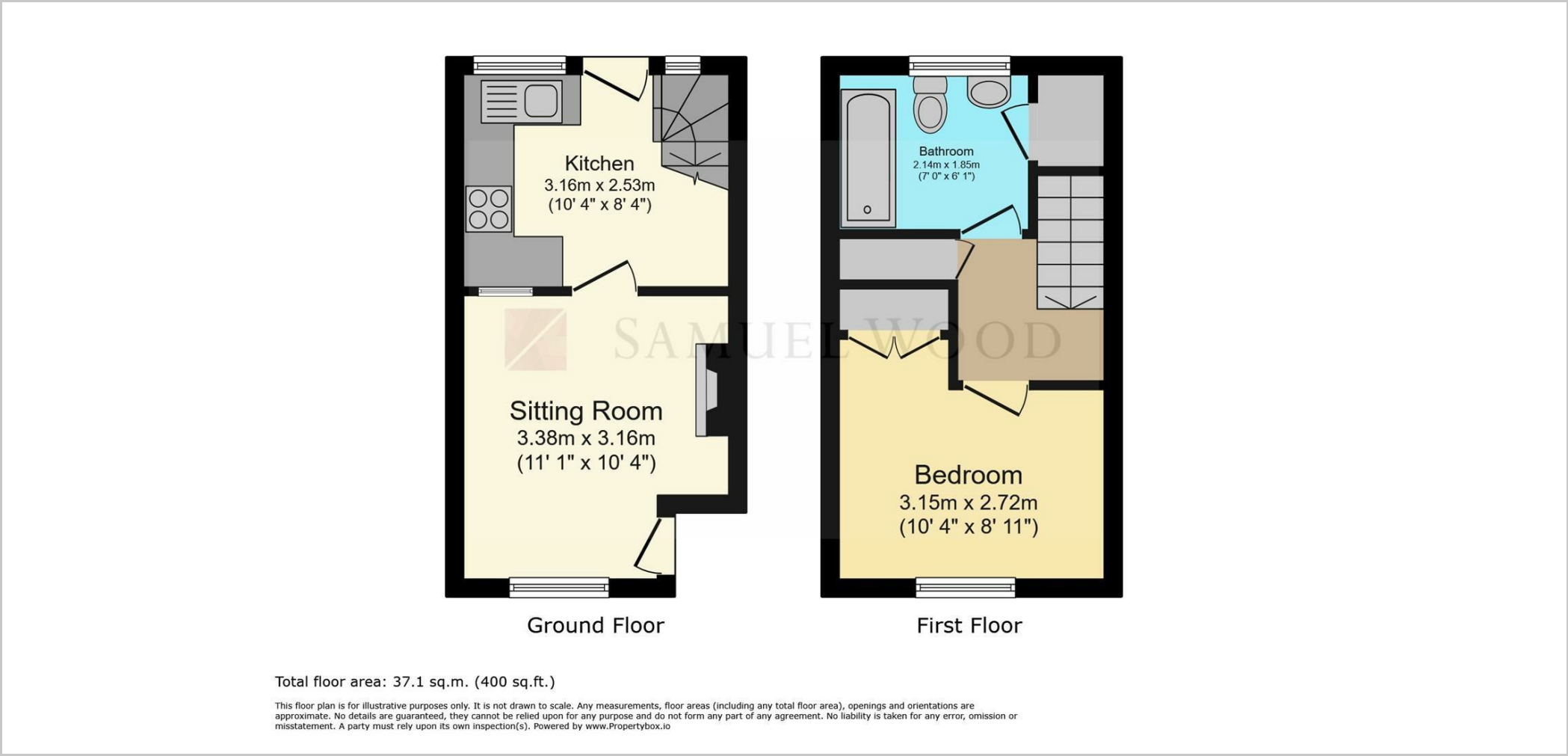
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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