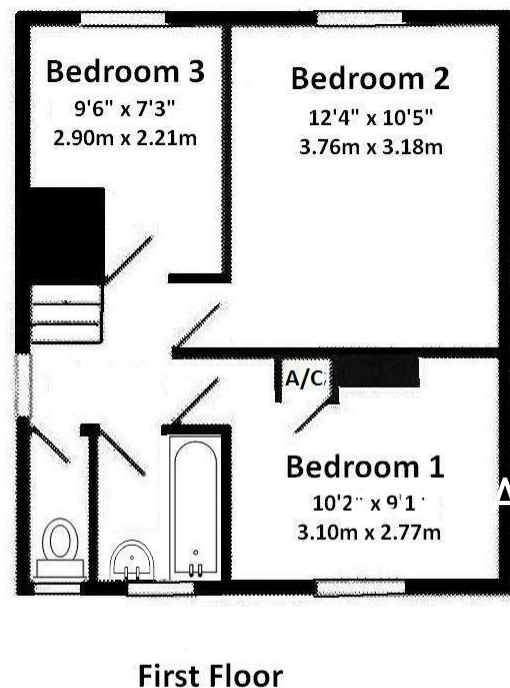
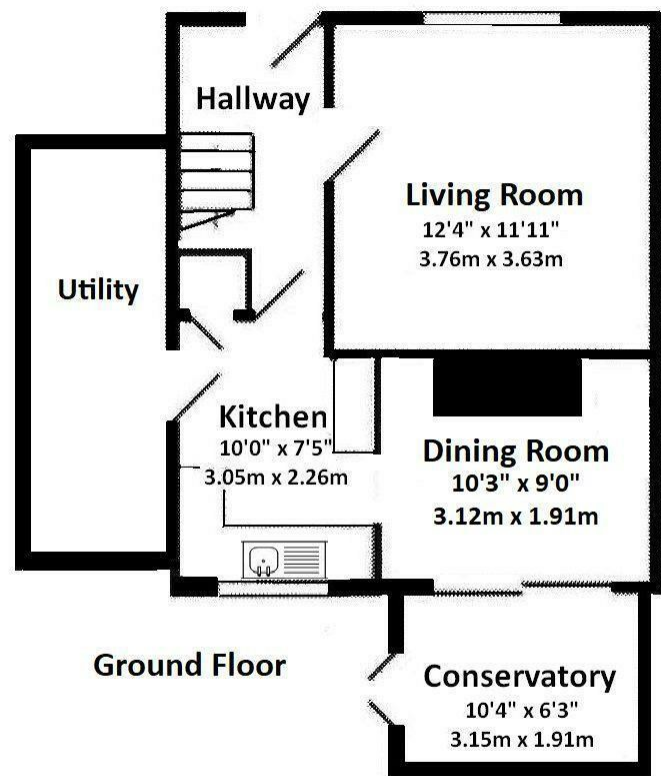


FOR SALE

45 Grange Road, Bishops Castle, Shropshire, SY9 5AW



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

FOR SALE

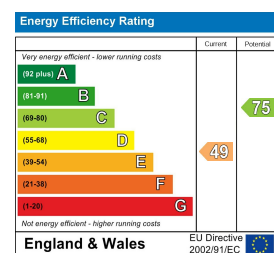
Offers in the region of £259,500

45 Grange Road, Bishops Castle, Shropshire, SY9 5AW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well built family home in a peaceful edge of town setting with delightful country views over open fields. Requiring some cosmetic updating, it comprises 3 bedrooms, bathroom and WC, kitchen, living room, dining room, conservatory and utility. Set on a corner plot with private rear and side gardens and space to extend subject to consent.



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01588 638 755



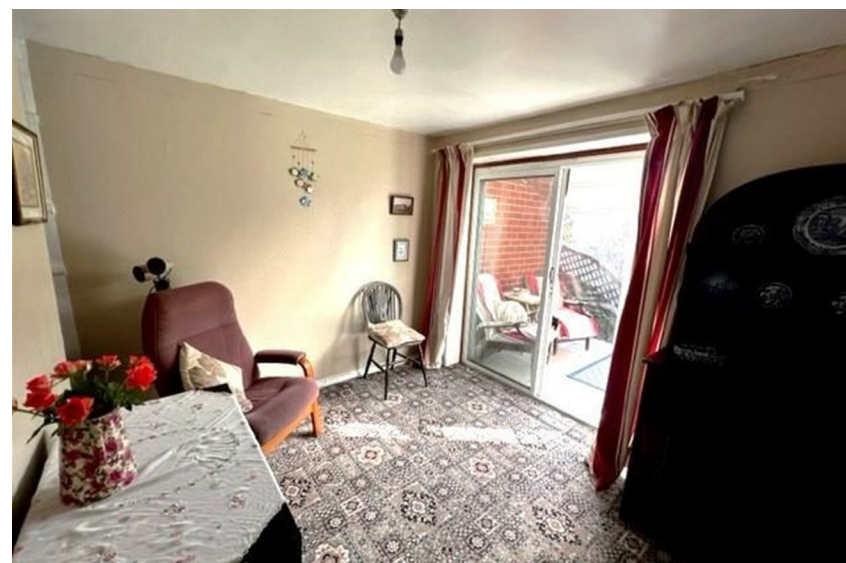
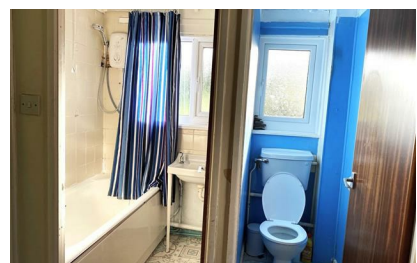
2 Reception Rooms



3 Bedrooms



1 Bath/Shower Room



- A semi-detached house
- Level corner plot
- Living room, dining room, conservatory
- Front and rear garden
- 3 bedrooms, bathroom, WC, utility
- Super south facing views to rear over open fields.

GENERAL REMARKS

45 Grange Road is a well built semi-detached house, built by the local authority and privately owned and used as a wonderful family home for over 50 years.

It has been improved with double-glazing, cavity wall insulation, oil central heating, the addition of a conservatory and side extension and requires some further updating including bathroom and decor.

Its accommodation comprises 3 bedrooms, with separate bathroom and WC, landing, hallway, living room, dining room, conservatory, kitchen and utility extension.

Outside, to the front, is a gravelled garden which could be altered for on site parking, whilst the corner plot provides additional space to the side and rear with super south facing views over open fields beyond. There is space for further accommodation subject to any necessary planning.

LOCATION

The property sits at the very edge of Bishops Castle, on the corner plot overlooking fields at the back. There is plenty of on street parking available and it is within a level walk of all the towns amenities and services which include a doctor and dental surgery, primary and secondary school, church, sports and theatre centre and a good local range of shops, pubs and facilities. The town is set in a beautiful part of South Shropshire and within comfortable driving distance of the larger towns of Ludlow and Shrewsbury, offering access to the national road and rail network.

ACCOMMODATION

Approached on foot from the front, a glazed entrance door opens into the:

ENTRANCE HALL

With fitted carpet, cupboard, radiator and understairs storage.

LIVING ROOM

12'4" x 11'11" (3.76m x 3.63m)
With double-glazed window to the front, fitted carpet, radiator and reconstituted stone fireplace with chimney.

KITCHEN

10'0" x 7'5" (3.05m x 2.26m)
With a range of cream faced wall and base units with worktops, stainless steel sink unit, vinyl floor, radiator, understairs cupboard, double-glazed window to rear garden and beyond to open fields.

DINING ROOM

10'3" x 9'0" (3.12m x 2.74m)
With fitted carpet, storage recess and sliding patio doors to:

CONSERVATORY

10'4" x 6'3" (3.15m x 1.91m)
Double-glazed on two sides with patio door and views over the private gardens and beyond to open fields, tiled floor.

Off the kitchen is the single storey extension which provides the:

UTILITY

12'0" x 6'0" (3.66m x 1.83m)
With wall hung oil-fired central heating boiler, vinyl floor, base cupboards, double-glazed window to side garden and door to the front.

The carpeted staircase rises to the first floor landing with access to roof space and doors to:

SEPARATE WC

5'8" x 2'7" (1.73m x 0.79m)
With low flush unit and double-glazed opaque window.

BATHROOM

5'6" x 4'9" (1.68m x 1.45m)
With panelled white bath with electric shower and curtain rail over, wash basin, double-glazed opaque window to the rear and vinyl floor.

BEDROOM 1

10'2" x 9'1" (3.10m x 2.77m)
With large double-glazed window over the rear garden and excellent views over open fields. Radiator, fitted carpet, fitted storage cupboard and airing cupboard with lagged hot water cylinder and immersion heater.

BEDROOM 2

12'4" x 10'5" (3.76m x 3.18m)
With large double-glazed window to the front, fitted carpet and radiator.

BEDROOM 3

9'6" x 7'3" (2.90m x 2.21m)
With double-glazed window to the front, fitted carpet and radiator.

OUTSIDE

To the front is a gravelled area with pathway to the main entrance and which continues along the side to the rear gardens.

Steps from the side lead up to a small private paved patio with wood store and oil storage tank.

At the rear is a concrete terrace and conservatory which leads to a lawned area with edging border and trees, this overlooks the open fields which stretch away from the property. Located at the rear is a useful brick building/coal shed (8'8" x 7'5")

SERVICES

Mains water, electricity and drainage are connected. Double-glazing and oil central heating are installed.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Band B - Shropshire Council.

DIRECTIONS

From the church proceed up Kerry Lane and take the second left onto Grange Road. No. 45 is the last on the left.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.