

FOR SALE

1 High Street, Bishops Castle, Shropshire, SY9 5BE



Total area: approx. 119.4 sq. metres (1285.2 sq. feet)
Artists impression: for illustration purposes only. All measurements are approximate.



FOR SALE

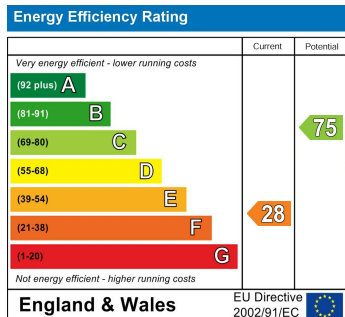
Offers in the region of £350,000

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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



01588 638 755

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



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3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An unusual yet traditional town house
- In a central position close to amenities
- Requiring refurbishment
- 3 Bedrooms, bathroom, shower room/WC
- 3 Reception rooms, kitchen
- Internal stores, rear porch
- Large and private gardens
- Off road parking, single garage/workshop

GENERAL REMARKS

The property is an attractive town house in a prominent High Street position which now requires refurbishment and modernisation to its extended accommodation of 3 bedrooms and bathroom, large living room, sitting room, dining room, kitchen, shower/WC with internal hall, passage and store.

The building is identified by its light blue painted facade with its decorative elephant motif which is a prominent theme throughout the older part of this historic market town.

Within walking distance of all amenities and services, what sets the property apart, is its sizeable rear gardens which are surprisingly private and which also offer off road parking with a small garage/workshop.

The property provides the ideal opportunity to modernise and refurbish a delightful building into a wonderful family home.

LOCATION

The property is set where Church Street and High Street meet, being the main thoroughfare of the town. Bishops Castle is a thriving rural community, well known for its eclectic mix of shops, services and amenities. It stands in the beautiful countryside of South West Shropshire, within comfortable driving distance of the larger towns of Ludlow and Shrewsbury which provide access to the national rail and motorway network.

ACCOMMODATION

Approached from the pavement by a parking drive and pathway to the side with part glazed door to:

ENTRANCE HALL

With quarry tiled floor, radiator and coat hooks and doors off to:

SITTING ROOM

14'4" x 12'7" (4.37m x 3.84m)

Secondary glazed window to the front, fitted carpet and modern tiled fireplace.

DINING ROOM

11'10" x 10'4" (3.61m x 3.15m)

With feature fireplace with cast iron and tiled surround and hearth with carved wood mantle. Secondary glazed windows to the front, fitted carpet and radiator.

Off the Entrance Hall is the:

KITCHEN

14'4" x 9'0" (4.37m x 2.74m)

With stainless steel sink unit, sash window over the side yard, quarry tiled floor, a range of base and wall cupboards, work surfaces, radiator, 'Worcester' oil fired boiler and door through to the:

INNER HALLWAY

9'2" x 5'10" (2.79m x 1.78m)

With fitted carpet, radiator and doors to:

SHOWER ROOM

6'0" x 5'0" (1.83m x 1.52m)

With tiled floor and part tiled walls, towel radiator, white WC, wash basin and corner shower cubicle with mixer shower.

LIVING ROOM

15'3" x 14'5" (4.65m x 4.39m)

A good sized single storey extension with French doors to the private rear courtyard and gardens, fitted carpet and two radiators.

Off the Inner Hall is a further door to the covered passage (14'0" x 4'0" average) which leads to the integral coal store (5'6" x 4'5") and a rear porch lean-to with glazed door to the rear patio and gardens.

The staircase rises from the main hall to the Landing Area with fitted carpet, side window and doors to:

BEDROOM 2

11'10" x 10'4" (3.61m x 3.15m)

Overlooking the front with fitted carpet and radiator.

BEDROOM 1

14'3" x 11'4" (4.34m x 3.45m)

Overlooking the front street with exposed floorboards, radiator, range of fitted cupboards and wardrobe.

BEDROOM 3

9'0" x 7'7" (2.74m x 2.31m)

With window to the side with distant country views beyond the town, fitted carpet and radiator.

BATHROOM

With vinyl floor, obscure glass window to the rear, white bath, WC and wash basin. Towel rail, Airing Cupboard with lagged hot water cylinder and immersion heater.

OUTSIDE

The property is approached by a pair of gates onto a parking space to the front of a single garage constructed of brick with a slate roof which opens into a workshop store at the rear (23'0" x 7'2" increasing to 8'6"). A path also leads from the front to a private paved courtyard at the side which leads beyond the living room extension to a further private terrace area. Beyond this are the delightful gardens, screened by mature hedges and a brick and timber fence. The garden is laid predominantly to lawn but extends further than you realise through a trellis arch to a further garden space which needs taking back in hand.

VIEWING

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

SERVICES

Mains water, electricity and drainage are connected. Oil central heating and open fires.

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

OUTGOINGS

Shropshire Council - Council Tax Band B

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.