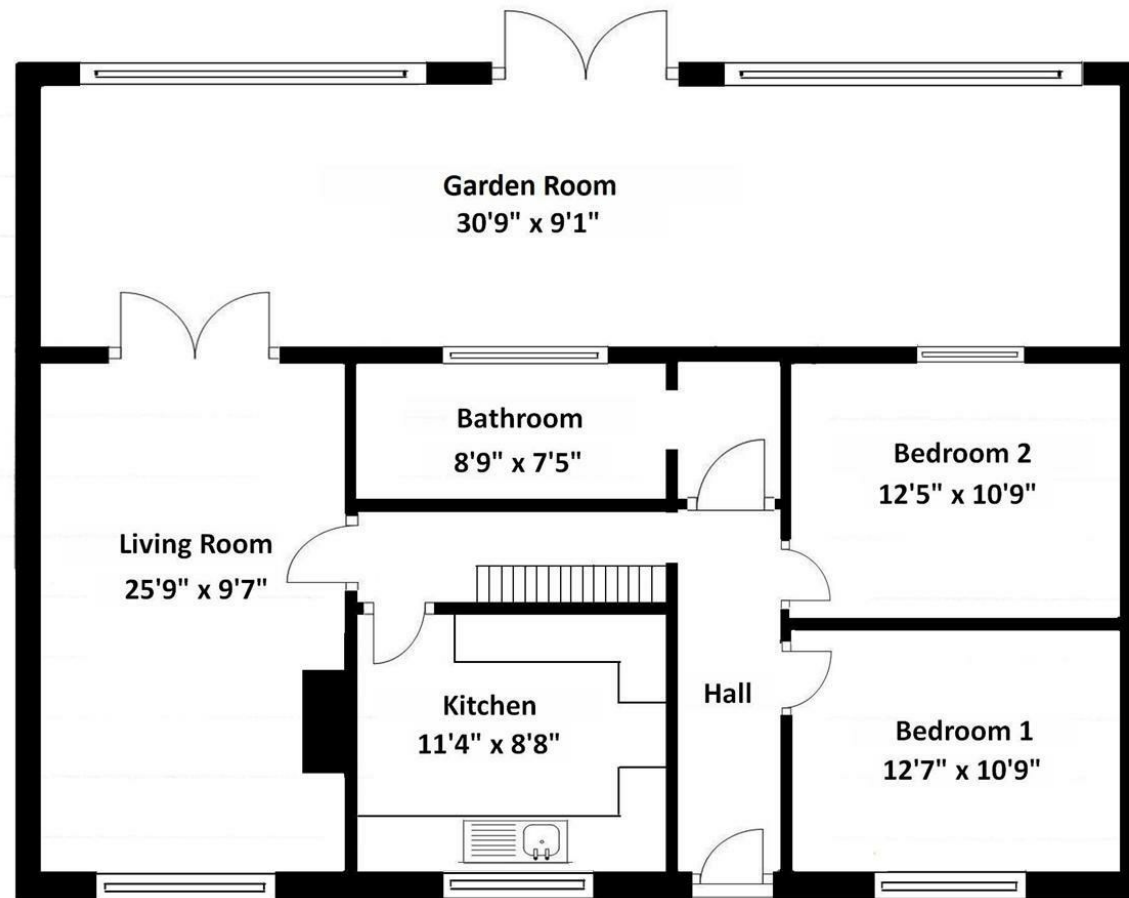


FOR SALE

32 Oak Meadow, Bishops Castle, SY9 5PA

Halls 1845



FOR SALE

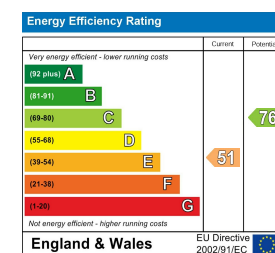
Offers in the region of £175,000

32 Oak Meadow, Bishops Castle, SY9 5PA

**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



An extended semi-detached bungalow in an established residential area of town requiring extensive renovation and refurbishment to its very spacious accommodation, which comprises 25' living room, 30' garden room, two main bedrooms, attic room, kitchen, bathroom and hall. All standing in a generous sized corner plot with large gardens and off road parking.



01588 638 755

**Bishops Castle Sales**

33B Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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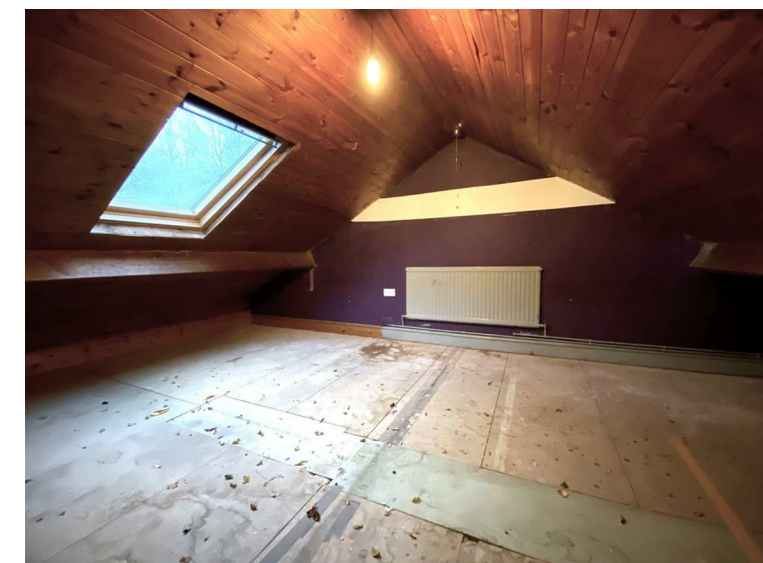
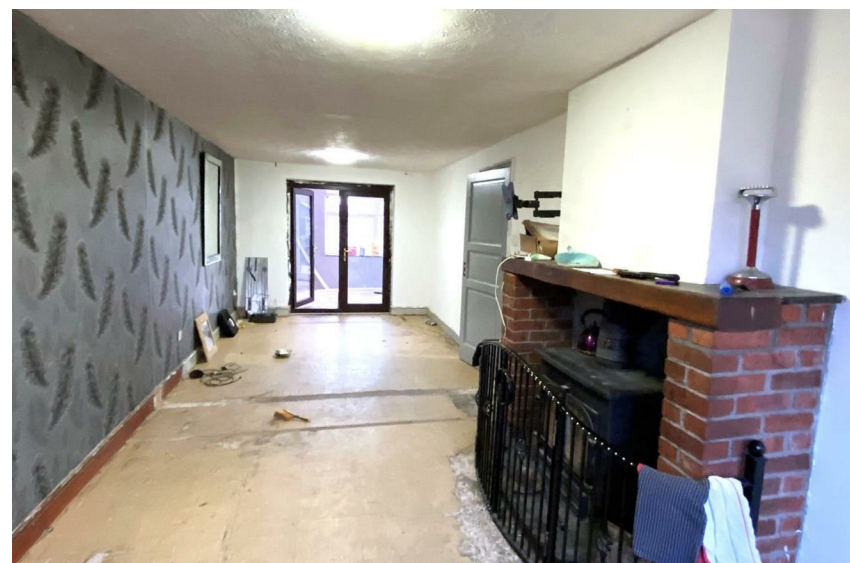
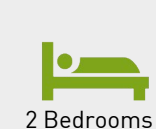
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- A semi-detached bungalow
- Edge of town location in an established residential area
- Extended and spacious, Requiring renovation and refurbishment
- 2 bedrooms, bathroom, hall
- 25' living room
- 30' garden room
- Kitchen
- Attic room
- Generous sized corner plot with large gardens
- Off road parking for several cars

### GENERAL REMARKS

32 Oak Meadow is a semi-detached bungalow which has been extended and provides very spacious internal accommodation on a generous corner plot.

It does require refurbishment and renovation throughout but has great potential to provide an excellent home which might be further extended from its current 2 bedrooms, 25' living room, 30' garden room/conservatory, kitchen, bathroom and attic room.

Outside to the front are paved parking spaces and corner garden, whilst to the rear are large landscaped terraces and patios.

### SITUATION

The bungalow sits in the popular Oak Meadow development which is on the edge of the town but still within a short level walk of the main street with its good range of local services and amenities. Bishops Castle is a historic market town nestled in the south west corner of Shropshire and within comfortable driving distance of the larger towns of Ludlow and Shrewsbury.

### ACCOMMODATION

Arranged over one floor with an attic room, the accommodation is described as follows:

### ENTRANCE HALL

with uPVC door, part tiled floor and door to:

### BEDROOM 1

12'7" x 10'9" (3.84m x 3.28m)

With double-glazed windows to the front and radiator.

### BEDROOM 2

12'5" x 10'9" (3.78m x 3.28m)

With double-glazed windows to the rear into Garden Room and radiator.

### BATHROOM

8'9" x 7'5" (2.67m x 2.26m)

With large corner bath, wash basin, WC and radiator.

### KITCHEN

11'4" x 8'8" (3.45m x 2.64m)

With tiled floor, stainless steel sink unit, and a range of worktops, cupboards and drawers.

### LIVING ROOM

25'9" x 9'7" (7.85m x 2.92m)

A large room with double-glazed windows to the front, brick fireplace inset with a woodburning stove and French double doors into:

### GARDEN ROOM

30'9" x 9'1" (9.37m x 2.77m)

A large space with wood burning stove, polycarbonate roof and double-glazed windows and patio doors into the spacious gardens.

A staircase rises from the Hall:

### ATTIC ROOM

14'0" x 12'0" (4.27m x 3.66m)

With boarded ceiling, radiator and roof light.

An open hatch off the staircase gives access to a further Attic Space (12'0" x 6'0").

### OUTSIDE

To the front is ample parking for several cars with brick pavements and corner planted garden. To the rear is a large space (40' x 36') enclosed by a timber boarded fence with two useful timber sheds. The gardens are landscaped with paved and gravelled terraces with an access to the side.

### SERVICES

Mains water, electricity and drainage are connected.

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 C - Shropshire Council.

### DIRECTIONS

From the church proceed up Kerry Lane to the edge of town and turn right onto Coricks Rise which continues down the hill to Oak Meadow. At the bottom, turn right and right again and 32 is in the corner 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.