

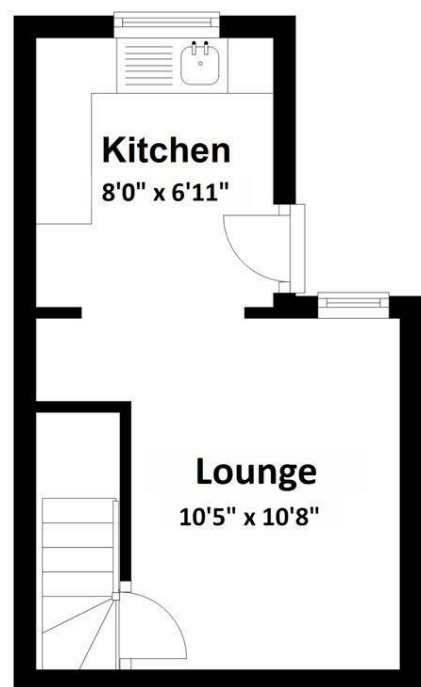
FOR SALE

15 Bull Lane, Bishops Castle, SY9 5DA



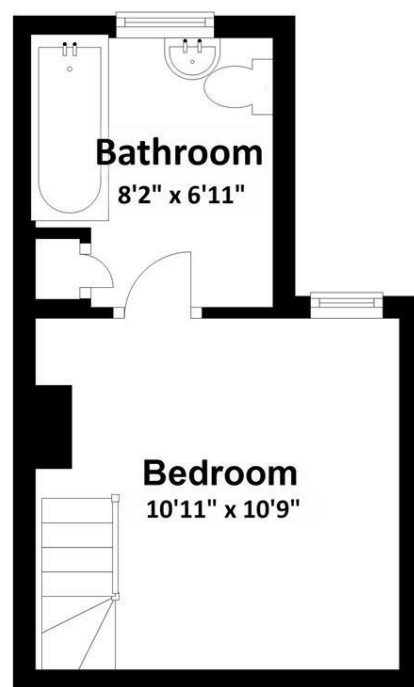
Ground Floor

Approx. 15.8 sq. metres (170.2 sq. feet)



First Floor

Approx. 15.8 sq. metres (170.2 sq. feet)



Total area: approx. 31.6 sq. metres (340.4 sq. feet)

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



FOR SALE

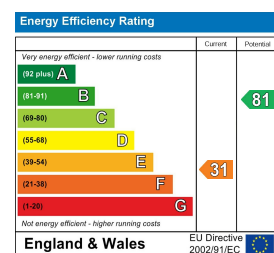
Offers in the region of £119,950

15 Bull Lane, Bishops Castle, SY9 5DA

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 most attractive and manageable cottage set in a quiet part of the town but within a short walk of the centre. Refurbished and modernised to provide cosy accommodation of one bedroom, bathroom, kitchen and lounge with central heating, double-glazing and private parking and patio garden. Perfect as a first time purchase, investment to let or a private holiday home.



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



1 Reception Rooms



1 Bedrooms



1 Bath/Shower Rooms



- An attractive and traditional mid-terrace cottage
- One bedroom
- Recently refurbished and improved
- Lounge
- Kitchen
- Bathroom
- Patio Garden
- Private Parking

GENERAL REMARKS

15 Bull Lane is a cosy mid-terrace, traditional cottage which was extended at the front some years ago and has more recently been refurbished and improved to provide a very well presented home boasting centrally heated and double-glazed accommodation of a bedroom, bathroom, kitchen and lounge. Outside to the front is a neat patio garden laid to gravel with a stone wall and boundary hedging. Ideal for sitting out together with its own private parking space.

The sale of the cottage would be perfect as a first time purchase or as an investment to let or alternative as a holiday home as a bolt hole to enjoy the beautiful countryside which surrounds the town.

SITUATION

The cottage is set on the older upper part of the town, just set back off Bull Lane by the junction to Castle Green. It is therefore, just a short walk to the town centre and to the wide range of amenities and services Bishops Castle has to offer. It is equally only a short stroll to the edge of the town and access to the footpaths which run through the surrounding countryside.

ACCOMMODATION

Approached from the parking space and patio garden at the front, the accommodation comprises:

KITCHEN

8'0" x 6'11" (2.44m x 2.11m)

With modern sink unit set into a wood effect worktop with matching base and wall cupboards, ceramic tiled floor and tiled splashback, space for a washing machine, oven and fridge/freezer, downlighting and double-glazed windows and door to the front patio garden and parking. Opening into:

LOUNGE

10'5" x 10'8" (3.18m x 3.25m)

With ceramic tiled floor, coal effect electric fire, radiator, downlighting and spotlights, painted beam ceiling, double-glazed window to front patio, door to enclosed staircase rising to the first floor.

BEDROOM

10'11" x 10'9" (3.33m x 3.28m)

With vaulted ceiling, painted timber beams, radiator, double-glazed window to the front and door to:

BATHROOM

8'2" x 6'11" (2.49m x 2.11m)

Well appointed with coloured tiled walls and floor, panelled bath with mixer shower and screen above, white WC and wash basin, chrome ladder radiator and opaque double-glazed window to the front.

AIRING CUPBOARD - houses the 'Ideal' LPG gas boiler which heats the radiators and hot water, with slatted shelving.

OUTSIDE

The property is approached off Bull Lane by a short right of way onto a gravelled parking area to the front with a neat low stone wall and hedge to one side and paved steps to the entrance door. The raised gravel area is quite private with room for outdoor furniture and barbecue etc.

SERVICES

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

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

COUNCIL TAX

Band A. Shropshire Council.

VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588638755. Email: bishopscastle@hallsgb.com

DIRECTIONS

From Halls offices on Church Street, go up the hill past the town hall and continue straight onto the one way street Bull Street and at the junction turn left onto Bull Lane. Continue up the bank and just before the corner at the top is an opening on the left and 15 Bull Lane is a few yards up here on the right.

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.