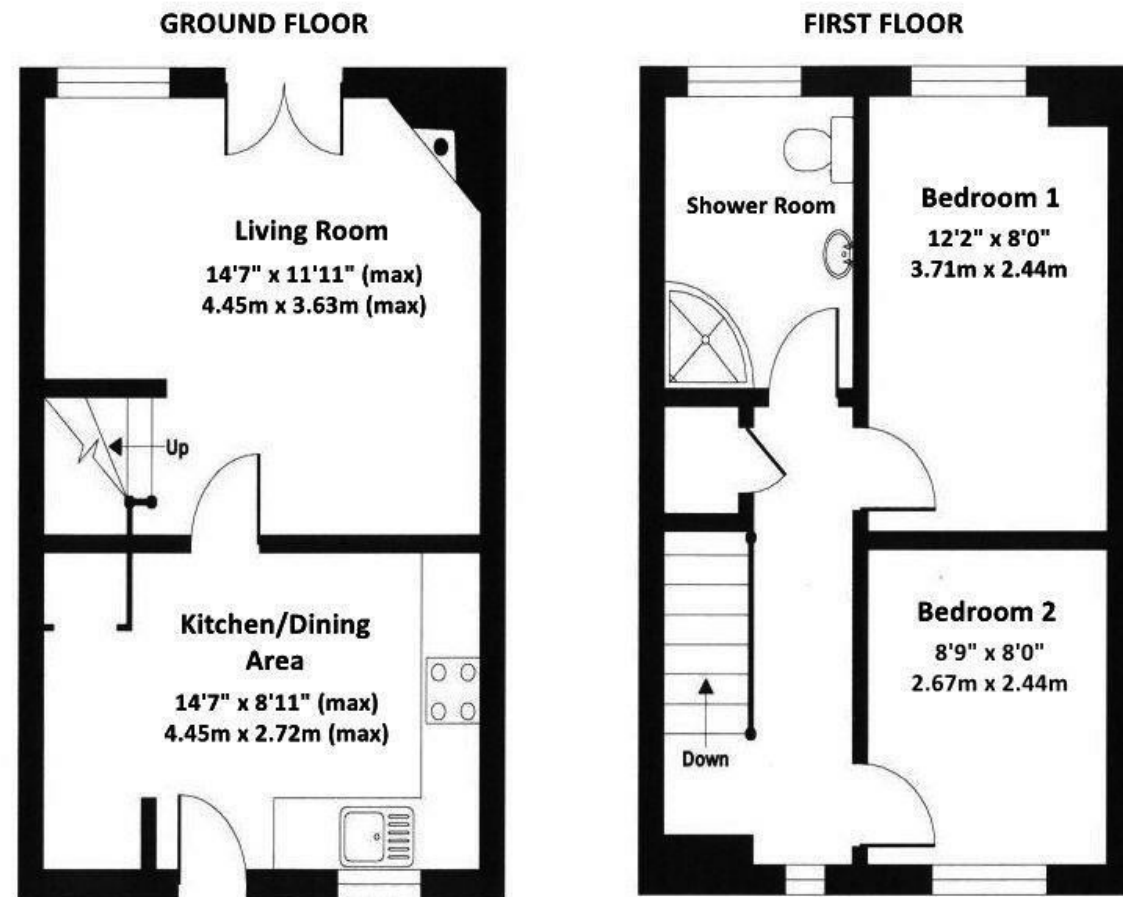


FOR SALE

2 Garage Mews Station Street, Bishops Castle, SY9 5AQ

Halls 1845



FOR SALE

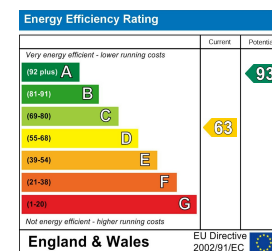
Offers in the region of £199,950

2 Garage Mews Station Street, Bishops Castle, SY9 5AQ

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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1 Reception Rooms



2 Bedrooms



1 Bath/Shower Rooms



- Traditional stone mid terrace cottage
- Lovely views over open countryside
- 2 bedrooms, shower room
- Living room, Kitchen/Diner
- Delightful rear gardens
- Off road parking for one car

GENERAL REMARKS

This stone built cottage occupies a convenient position set back from the main road and within walking distance of the towns amenities. It offers comfortable accommodation of 2 bedrooms, bathroom, good sized living room with country views and a kitchen/diner. Outside to the rear, is a manageable garden area with shed, whilst to the front is an open gravelled area for parking one car. Some fine views towards the Longmynd are secured from the rear. The house has the benefit of oil central heating and double-glazing and is an excellent investment to let or may appeal to those seeking a first or second home.

SITUATION

It is set back from the upper part of Station Street and has a fairly peaceful location. However, all the towns services and facilities are only a short walk away, including two mini markets, shops, pubs, doctors and dentist surgery and primary and secondary schools. The larger towns of Shrewsbury and Ludlow are within comfortable driving distance and offer a full range of services and access to the national rail and road network.

ACCOMMODATION

Approached by a shared right of way to the single parking space, the uPVC front door gives access to:

KITCHEN/DINER

14'7" x 8'11" (4.45m x 2.72m)

With uPVC double-glazed window to front, stainless steel sink unit with worktops, cupboards and drawers, vinyl floor, central heating boiler, thermostat and programmer and door to:

LIVING ROOM

14'7" x 8'11" (4.45m x 2.72m)

With double-glazed windows and French door opening out to the garden and with delightful long range views. Fitted carpet, feature corner fireplace and radiator.

A carpeted staircase rises to the First Floor Landing with fitted carpet, radiator and airing cupboard, windows to the front and doors to:

BEDROOM 1

12'2" x 8'0" (3.71m x 2.44m)

With double-glazed window to the front, fitted carpet, radiator and access to loft with pull down ladder.

NB - The loft is a useful space and could provide alternative uses subject to any necessary consents.

BEDROOM 2

8'9" x 8'0" (2.67m x 2.44m)

With excellent country views through double-glazed windows. Fitted carpet and radiator.

SHOWER ROOM

With vinyl floor, WC, wash basin, walk-in shower, heated towel rail and window to the rear.

OUTSIDE

A single parking space lies to the front, whilst to the rear stand manageable but useful gardens, accessed from the living room to a paved patio and floral borders. Beyond is a path with mature shrubbery borders and ornamental trees which lead past the modern oil tank to the timber garden shed.

SERVICES

We are informed that mains water, electricity and drainage are connected. Oil central heating and double-glazing is installed.

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

COUNCIL TAX

Band A - Shropshire Council.

TENURE

We believe this to be Freehold.

DIRECTIONS

Proceed up hill on Station Street and opposite the turn onto Salop Street there is an opening on the right which leads behind the street fronting properties to the middle cottage, being No. 2.

VIEWING

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

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.