

FOR SALE

41A Church Street, Bishops Castle, SY9 5AD



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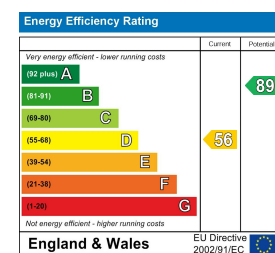
Offers in the region of

41A Church Street, Bishops Castle, SY9 5AD

**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 presented, refurbished town cottage with two double bedrooms, two bathrooms and spacious open plan living room/kitchen/diner and lawn garden. Set back from the main street but still central and within walking distance of all amenities. Ideal investment or second home



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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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Refurbished town cottage
- Two double bedrooms
- 2 bathrooms
- Garden
- In convenient town location
- Open plan living room/kitchen/diner

#### GENERAL REMARKS

41A Church Street is a characterful town cottage refurbished to a high standard and offering accommodation of two double bedrooms, two bathrooms, large living room, open plan to the contemporary kitchen dining area. Outside is a good sized lawned garden and external store.

#### SITUATION

The cottage is tucked away and set back away from the main street and is approached on foot. It is conveniently situated for all the towns services and amenities and enjoys a relatively peaceful town setting.

#### ACCOMMODATION

Approached from the courtyard behind Halls and Gwythers, off Church Street, or by right of way along the shut from Union Street, the surprisingly spacious accommodation comprises an open plan living space of

#### LIVING ROOM

14'10" x 12'0" (4.52m x 3.66m)

A good sized reception area with fitted carpets and featured exposed stone wall, having stairs to side and being open plan to:

#### KITCHEN/DINER

14'0" x 13'1" (4.29m x 3.99m)

Offering a spacious kitchen area with a range of modern units, sink, integrated oven and space a tall standing fridge, washing machine and tiled floor area for a large table, enclosed storage cupboard, ceiling spot lights and rear stable door entrance.

#### REAR HALL

Tiled rear hall with entrance door and skylight.

#### SHOWER ROOM

Ground floor shower room with modern suite comprising a cubicle with electric instant shower, wash basin with cupboard and WC, heated towel rail, ceiling spotlights and skylight.

A staircase rises from the living room to the first floor which has a fitted carpet, airing cupboard with water cylinder and immersion and doors to:

#### BEDROOM 1

12'11" x 13'1" (3.96m x 3.99m)

A spacious carpeted double bedroom with gable window overlooking the rear gardens.

#### BEDROOM 2

12'7" x 9'10" (3.86m x 3.00m)

A second generous double bedroom with featured stonewalls and fitted carpets.

#### BATHROOM

6'5" x 8'0" inc airing cupboard (1.96m x 2.44m inc airing cupboard)

A modern white suite comprising a panelled bath unit with mains power shower over, wash basin with cupboard and WC, heated towel rail, skylight, shaver point, extractor fan, ceiling spot lights, part tiled walls and tiled floor.

#### OUTSIDE

The property benefits from extensive rear gardens offering a large lawn with flagstone patio and decking together with a gravelled area. Pedestrian access to the High Street is found via a right of way through the communal yard or by the shut onto Church Street or Union Street.

#### SERVICES

We are informed that the property has mains water, electricity and drainage. Heating is by modern electric radiators.

#### COUNCIL TAX

Band A - Shropshire Council

#### DIRECTIONS

On foot, take alley between 47 and 53 Church Street and proceed up the track. The property can be found on the left hand side by the door number. Alternatively, take the alleyway opposite the Police Station on Union Street and the property can be found on the right hand side after 100 yards.

#### VIEWING

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

#### 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.