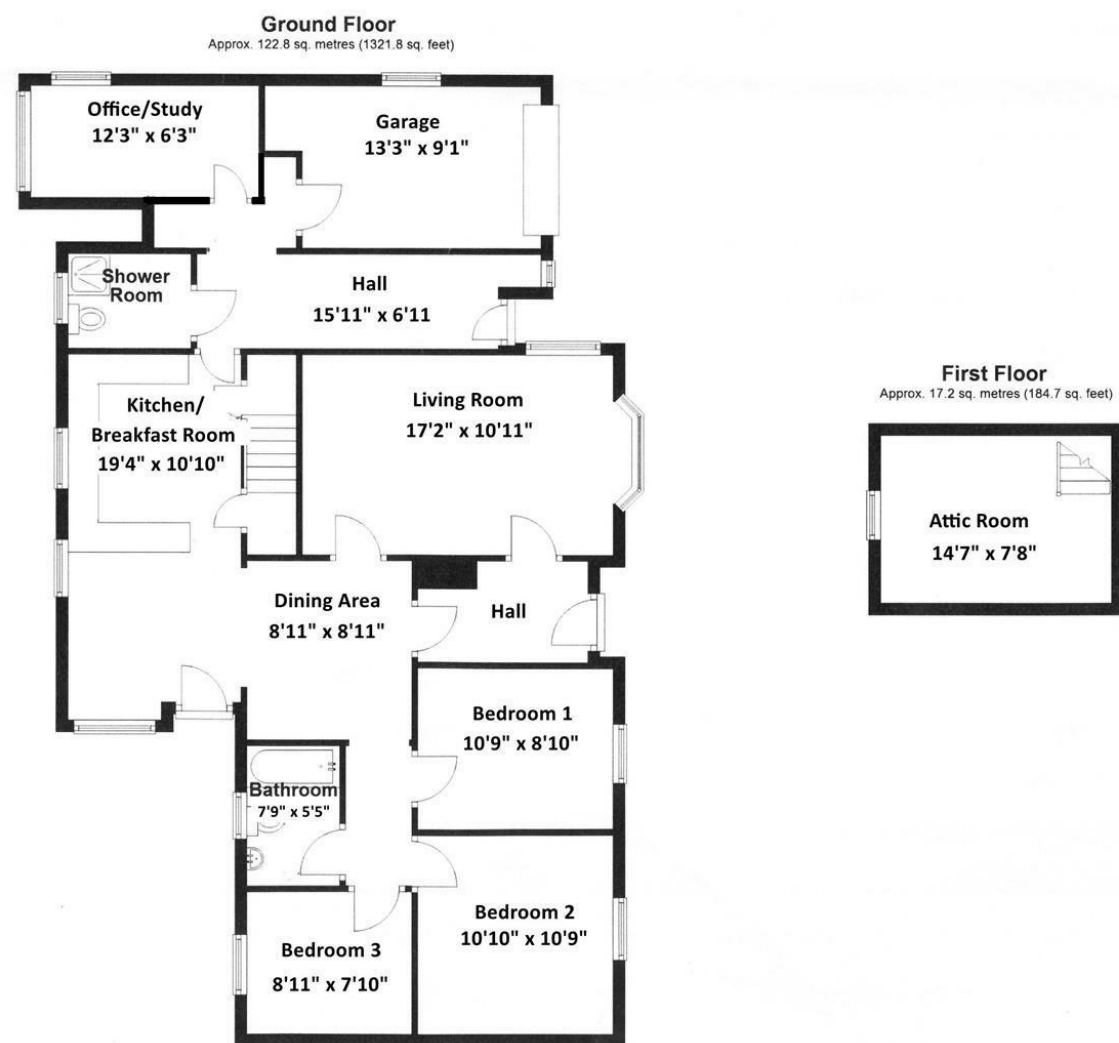


FOR SALE



Plas Edva Lydbury North, Shropshire, SY7 8AU



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



FOR SALE

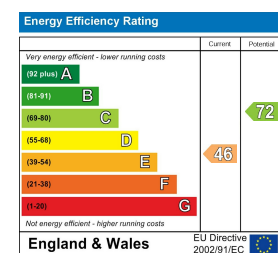
Offers in the region of £349,000

Plas Edva Lydbury North, Shropshire, SY7 8AU

**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 attractive detached bungalow standing in a good sized private plot and beautifully situated in a popular village setting. Requiring some refurbishment, it offers accommodation of 3 bedrooms, bathroom, living room, dining area, kitchen/breakfast, shower/WC, office/study, attic room and garage. The gardens are well laid out and private, particularly to the rear.



01588 638 755

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



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2 Reception Rooms



3 Bedrooms



2 Bath/Shower Rooms



- An attractive detached bungalow
- Beautifully situated in village setting
- Requiring some refurbishment
- 3 bedrooms, bathroom
- Living room, dining area
- Kitchen/breakfast
- Shower/WC
- Office/study, attic room
- Garage and gardens to front and rear

#### GENERAL REMARKS

Plas Edva is a traditional detached bungalow which enjoys a great position in this pretty village, occupying a decent sized plot which affords great privacy, particularly to the rear gardens.

Whilst requiring an update, it provides comfortable accommodation of 3 bedrooms, bathroom, living room, entrance hall, dining area into the kitchen/breakfast, side hall and shower/WC, office/study, attic room and garage.

Outside, the property enjoys a sunny aspect with ample parking, gardens and even a fish pond to the front and delightful lawns and terrace to the rear, screened by mature hedges.

#### SITUATION

The bungalow sits in a very convenient position in this vibrant village which boasts a community shop, village hall, primary school, church and local pub. Immediately surrounding are open fields and hillsides for which this beautiful part of South Shropshire is well known. The local town of Bishops Castle is just 4 miles away with Craven Arms about 6 miles. The larger towns of Ludlow and Shrewsbury are within comfortable driving distance and offer a comprehensive range of services and amenities together with access to the national motorway network.

#### ACCOMMODATION

Arranged over one floor with additional attic room, the property is described as follows:

#### ENTRANCE HALL

15'11" x 6'11" (4.85m x 2.11m)  
With fitted carpet and radiator.

#### LIVING ROOM

17'2" x 10'11" (5.23m x 3.33m)  
With windows to the front and side, stone fireplace, radiator and fitted carpet.

#### DINING AREA

8'11" x 8'11" (2.72m x 2.72m)  
With fitted carpet and archway into:

#### KITCHEN/BREAKFAST

19'4" x 10'10" (5.89m x 3.30m)  
With a range of timber faced wall and base units, worktops, stainless steel sink unit, oil-fired Rayburn range, recessed cupboards and airing cupboard with hot water cylinder, electric oven and hob, part tiled floor and part fitted carpet, windows to rear gardens and door to outside.

#### SIDE HALL

With worktops, vinyl floor and door to the front.

#### SHOWER ROOM

With WC, shower cubicle, wash basin and radiator.

Inner lobby with oil fired central heating boiler.

#### OFFICE/STUDY

12'5 x 6'3" (3.78m x 1.91m)  
With windows to the rear gardens, radiator, work tops and base cupboards and vinyl floor.

#### GARAGE

13'3" x 9'1" (4.04m x 2.77m)  
With up and over door, window to side and stainless steel sink unit.

Off the dining area is a door to the inner hall leading to:

#### BEDROOM 1

10'9" x 8'10" (3.28m x 2.69m)  
With window to the front, fitted carpet and radiator.

#### BEDROOM 2

10'10" x 10'9" (3.30m x 3.28m)  
With window to the front, fitted carpet and radiator.

#### BEDROOM 3

8'11" x 7'10" (2.72m x 2.39m)  
With window to the rear garden, fitted carpet and radiator.

#### BATHROOM

7'9" x 5'5" (2.36m x 1.65m)  
With panelled bath with shower above, WC, wash basin and radiator.  
Steps lead from the cupboard in the kitchen to an:

#### ATTIC ROOM

14'7" x 7'8" (4.45m x 2.34m)  
With gable window, fitted carpet and radiator.

#### OUTSIDE

The property is approached from the road by a tarmac drive up to a large parking area to the front of the garage. Adjacent to this is a pleasant rockery garden with fish pond and water feature with views across to open countryside beyond the village. To the far side of the drive is a well screened open lawn with a wide path along the side of the building to the rear. This area is particularly private and well screened from the adjoining churchyard. Predominantly laid to neat lawns, there are also paved terraces and patios to enjoy the tranquility of the setting.

#### SERVICES

Mains water, electricity and drainage are connected, oil central heating and part double-glazing.  
NOTE: None of the services or installations have been tested by the Agents.

#### VIEWING

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

#### COUNCIL TAX

Band E - Shropshire Council.

#### DIRECTIONS

From Bishops Castle proceed to Lydbury North and proceed past the school and on the left immediately after the church is the property.

#### 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.