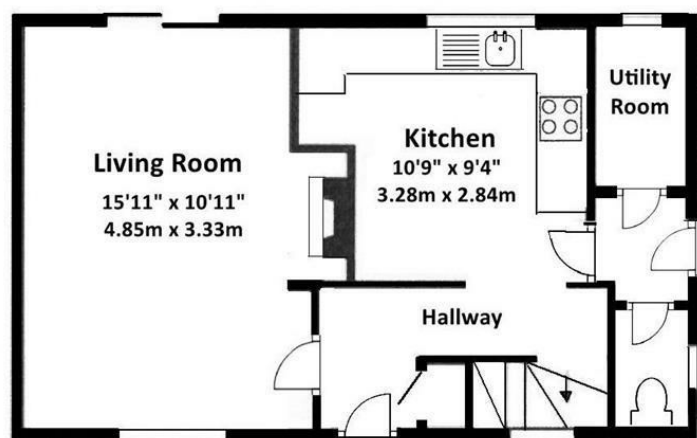
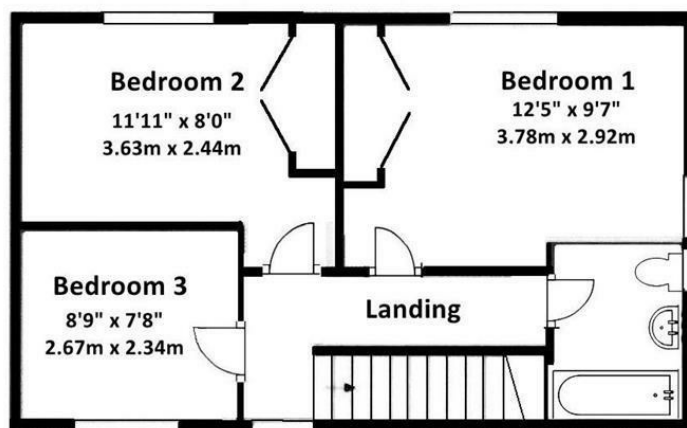


FOR SALE

13 Corporation Street, Bishops Castle, SY9 5AL



Ground Floor



First Floor



FOR SALE

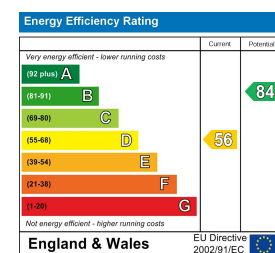
Offers in the region of £289,950

13 Corporation Street, Bishops Castle, SY9 5AL

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

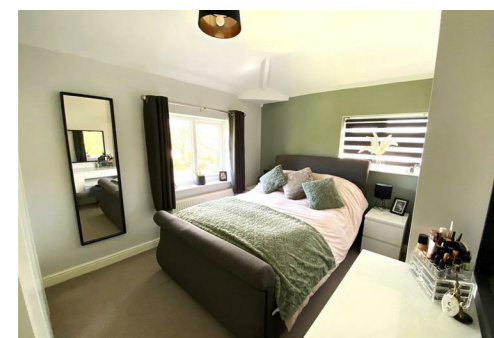


A much improved and beautifully presented semi-detached house with well proportioned accommodation of 3 bedrooms, bathroom, living room, kitchen, pantry and separate WC. Standing in a generous sized plot with off road parking and large rear gardens together with greenhouse and workshop. All in a convenient yet peaceful position, close to amenities. Ideal for a young family or as an investment to let. Electric PV panels provide low energy bills.



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 Room



3 Bedrooms



1 Bath/Shower Room



- A semi-detached house
- In convenient position close to amenities
- 3 bedrooms, living room
- kitchen, pantry
- Bathroom, separate WC
- Large gardens and off road parking

GENERAL REMARKS

Fronting a small public green and backing onto the grounds of Stone House, this attractive house is south facing and has an open aspect with good far reaching views beyond the town towards the Longmynd and is just a short walk from the town centre.

The accommodation has been much improved and is well presented in a contemporary style, providing 3 bedrooms, a modern bathroom suite, fitted kitchen and living room with a feature 'Clearview' wood burning stove and patio doors to outside. A pantry and separate WC complete the living quarters which are also centrally heated and double-glazed. It is fitted with PC panels which drastically reduce the energy costs.

The gardens are a notable feature, occupying a sizeable plot with ample parking at the front and large paved sun terrace to the back, a level lawn, outbuildings and a raised corner decked terrace, perfect for catching the evening sun.

The house is therefore, ideal for the young or growing family, as an investment to let or those looking to downsize.

The accommodation is more particularly described as follows:

ENTRANCE HALL

With laminate floor, under stairs cupboard and door to:

LIVING ROOM

15'11" x 10'11" (4.85m x 3.33m)

With double-glazed window to the front and double-glazed sliding patio doors out to the large gardens. Wood effect laminate floor and 'Clearview' wood burner with brick detailing.

KITCHEN

10'9" x 9'4" (3.28m x 2.84m)

With double-glazed window overlooking the rear gardens, a range of white faced floor and wall cupboards, grey work tops, space for a cooker and washing machine, tile effect laminate floor, glass splashback, radiator, cooker hood.

SIDE PORCH

With laminate floor, double-glazed door to outside and doors to:

PANTRY

6'4" x 3'7" (1.93m x 1.09m)

With shelving and power point.

SEPARATE WC

With low flush WC, laminate floor, radiator, floating shelf and water softener.

A carpeted staircase rises to the first floor landing with fitted carpet, windows to the front and doors to:

BATHROOM

6'11" x 5'4" (2.11m x 1.63m)

Nicely appointed with a classic white suite of WC, wash basin and bath with shower with folding screen and a mixer shower. Full wall tiling, towel rail and tile effect laminate floor.

BEDROOM 1

12'5" x 9'7" (3.78m x 2.92m)

With double-glazed windows to the front and side, both with pleasant views beyond the town, radiator, fitted carpet and fitted wardrobe.

BEDROOM 2

11'11" x 8'0" (3.63m x 2.44m)

With double-glazed window over the large rear gardens, fitted carpet, fitted wardrobe, radiator and Airing Cupboard with pressurised hot water cylinder and immersion heater.

BEDROOM 3

8'9" x 7'8" (2.67m x 2.34m)

With double-glazed window over the front parking drive and the public green, fitted carpet and radiator.

OUTSIDE

The house is approached by a track to the double width tarmac and gravelled drive. A path leads around the side to a large paved terrace which extends out to the side and along the back of the house with access to the patio doors and back into the living room.

The terrace gives way to a large level lawn with mature hedging to each side. At the far end of the garden is a further paved area with, to one side, a series of raised beds and metal framed greenhouse and to the other, a particularly useful Workshop (15'5" x 14'0") set on a concrete pad, ply board panelling and profile sheet roof. Covered wood store. In the opposite corner is a delightful decked terrace, positioned to take full advantage of the late afternoon sun.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating, the boiler is located outside. Full double-glazing, roof and wall insulations and wood burning stove. An array of PV panels to the front ensure electricity bills are kept to a minimum. Fibre broadband 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 B.

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.