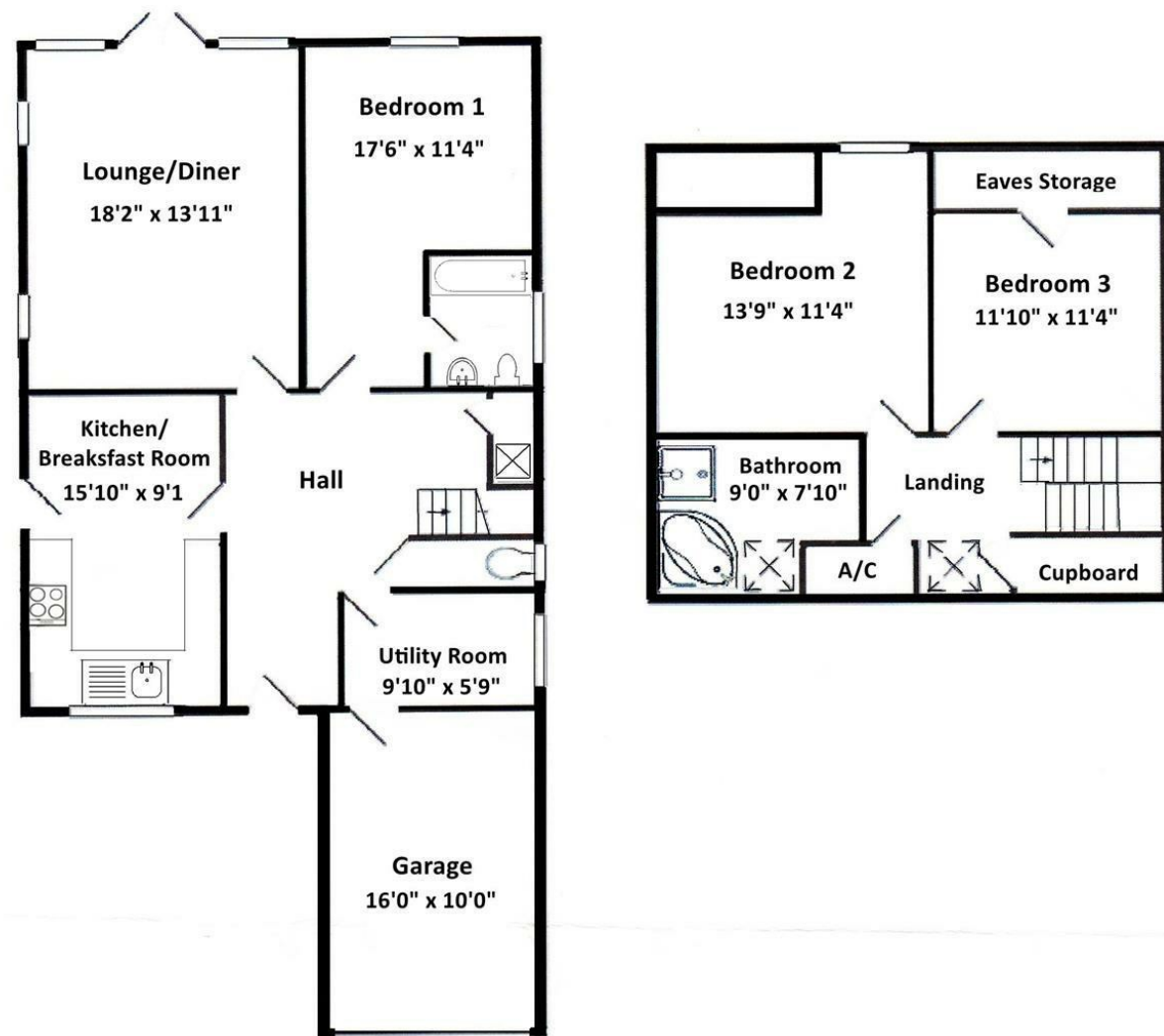


FOR SALE

11 The Novers, Bishops Castle, SY9 5DN

Halls 1845



FOR SALE

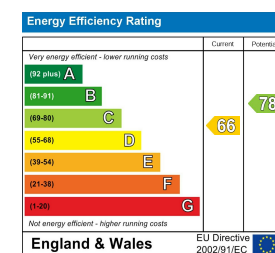
Offers in the region of £350,000

11 The Novers, Bishops Castle, SY9 5DN

**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 spacious detached house enjoying an edge of town setting with excellent Westerly views over open farmland. Requiring some updating and comprising flexible accommodation of 3 bedrooms (1 ground floor with en-suite/optional study), kitchen/diner, a good sized living room with bi-fold doors to the garden terrace, bathroom, utility, hall, cloakroom, ample storage and integral garage.

The plot is quite deceptive and accommodates paved parking, lawned areas, sun terrace and borders packed with a multitude of plants and shrubs.



01588 638 755

**Bishops Castle Sales**

33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@halls.gb.com](mailto:bishopscastle@halls.gb.com)



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2 Reception Rooms



3 Bedrooms



2 Bath/Shower Rooms



- Detached houae
- 3 bedrooms, bathroom, en-suite
- Large hall, cloakroom and utility
- Kitchen/breakfast room
- Integral garage, parking and gardens
- On small, quiet development on the edge of the town

GENERAL REMARKS

Built just before the Millennium, this detached house offers very well presented and flexible accommodation which should appeal to a number of family situations. There is a bedroom which is located to the ground floor and has an en-suite bathroom and its use could be adapted to either a dining room or as the current owners use it, as a study/office.

It also has a living room with bifold doors which open out fully into the rear gardens with pleasant country views.

The accommodation is completed by two further first floor bedrooms, family bathroom, cloakroom, utility, large hall and landing with cupboard space and integral garage. Some cosmetic updating will be required.

SITUATION

The Novers is a very quiet, small private development and is within a brisk walk of all the amenities that this vibrant town has to offer. The larger towns of Shrewsbury (22 miles) and Ludlow (18 miles) are within comfortable driving distance.

ACCOMMODATION

This interestingly designed house provides flexible accommodation arranged over two floors as follows:

ENTRANCE HALL

A large open space with fitted carpet, double-glazed entrance door, two radiators, telephone point, mains smoke alarm, coat hooks and under stairs cupboard housing the boiler.

CLOAKROOM

With WC, wash basin, fitted carpet and radiator.

UTILITY

9'10" x 5'9" (3.00m x 1.75m)  
With quarry tiled floor, stainless steel sink unit and work top, plumbing for a washing machine, wall and base cupboards, radiator, coat hooks and door to garage.

KITCHEN/BREAKFAST

15'10" x 9'10" (4.83m x 3.00m)  
Fitted with an attractive contemporary range of quality base and wall units offering ample storage and display space, block wood work tops, Belfast sink, mixer tap. 'Neff' ceramic hob and double oven with 'Neff' extractor, 'Neff' integrated dishwasher, quarry tiled floor, double glazed windows to front, radiator and double-glazed door to side.

LIVING ROOM

18'2" x 13'11 (5.54m x 4.24m)  
A bright room with a sunny Westerly aspect through to the bi-fold double glazed doors which open out onto the gardens and patio and enjoy views over open fields and the countryside beyond. Fitted carpet, radiator and TV and satellite point.

BEDROOM 1/STUDY

17'6" x 11'4" (5.33m x 3.45m)  
(inc en-suite)

Double-glazed windows with views over rear gardens and countryside, fitted carpet, TV point, radiator and door to:

EN-SUITE BATHROOM

With wood panelled bath, WC and wash basin, electric wall heater, shaver light and socket and extractor fan.

A carpeted return staircase rises from the hall to the large first floor landing with fitted carpet, radiator, Velux roof light and blind and access to a large airing cupboard with water cylinder and a separate storage cupboard, both with lighting.

BEDROOM 2

13'9" x 11'4" (4.19m x 3.45m)  
(exc dormer)

With a westerly aspect through double-glazed dormer window with excellent views over open farmland. A range of hand made fitted timber fronted wardrobes with display shelving, fitted carpet, radiator and TV and telephone point.

BEDROOM 3

11'10" x 11'4" (3.61m x 3.45m)  
With Westerly facing Velux roof light with views and fitted blind. Fitted carpet, radiator, under eaves storage, wall mirror, TV point.

FAMILY BATHROOM

9'0" x 7'10" (2.74m x 2.39m)  
Well appointed with a pale rose coloured suite of corner bath, wash basin and WC. Corner shower cubicle and 'Triton' shower, extensive wall tiling, vanity cabinet, shelf, shaver light and socket, fitted carpet, radiator, Velux roof light and blind.

OUTSIDE

The property is approached off the quiet cul-de-sac by a pavioered drive to a pavioered parking area to the front of the integral GARAGE 16' x 10' (internal) with roller door, concrete floor, power and light, external sensor light, door to utility and personnel door to the side. The gardens are a notable feature of the property. To the front is a small lawned area with pathways either side of the dwelling through two wicket gates. To the South side, the path runs along with a short retaining wall stocked with a multitude of shrubs and plants together with a few young creeping plants to external walls.

At the rear is a pavioured sun terrace with a westerly aspect which enjoys most of the afternoon and evening sun and has access back into the living room. A narrow lawn area gently rises to the rear boundary and overlooks open farmland. To one corner is a delightful summer house providing useful storage and requiring repair. The gardens continue round to the far side, laid to grass. the oil tank and personnel door to the garage and back to the front. The rear gardens are very private and are ideal for sitting out, al-fresco dining and moments of quiet contemplation.

SERVICES

We are informed that mains water, electricity and drainage are connected. The property is double glazed and an oil fired central heating system.

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

OUTGOINGS

The property lies in Band 'D' for council tax purposes.

DIRECTIONS

From Halls offices on Church Street, proceed to the church and turn right onto Kerry Lane and continue up the bank taking the third turn on the left on the crossroads onto Woodbatch Road. After 200 yards turn left onto The Ridge which quickly leads to The Novers and No. 11 is located second on the right.

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.