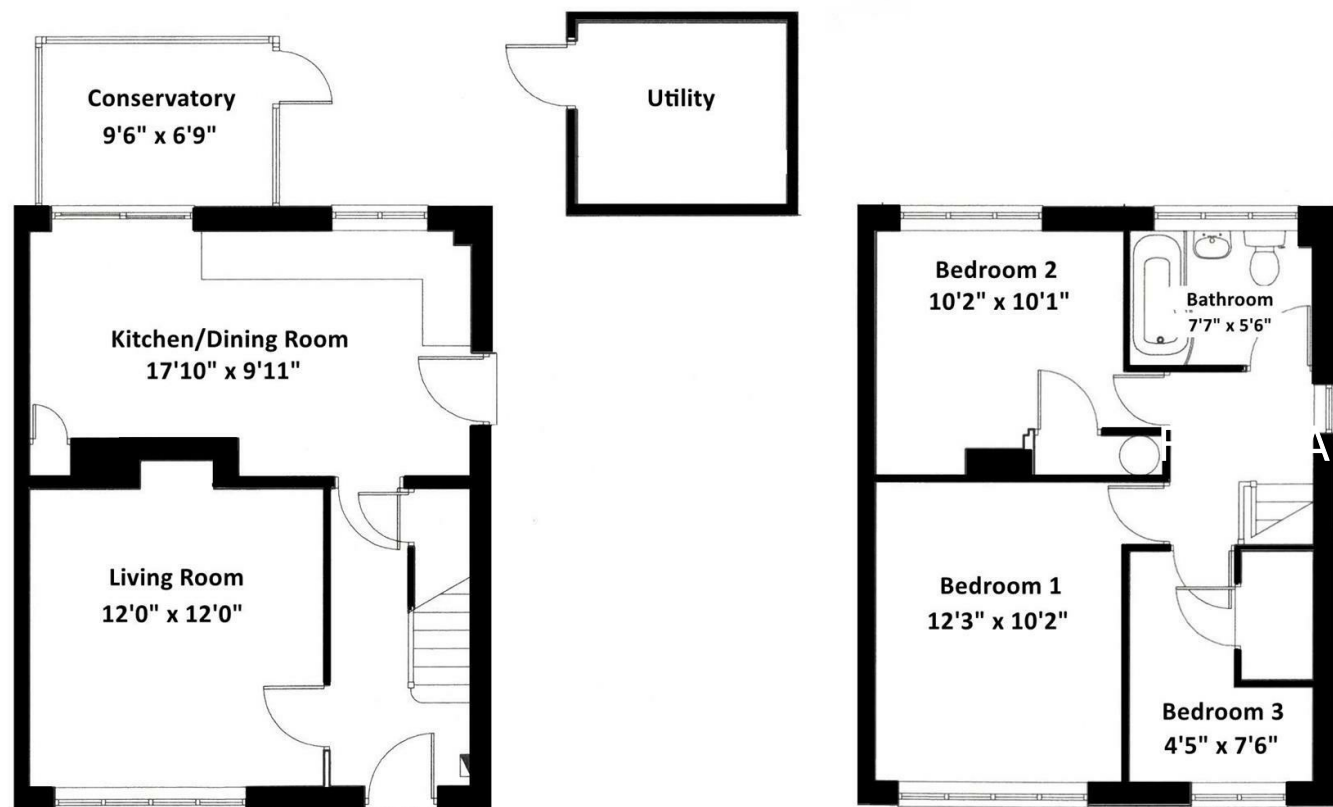
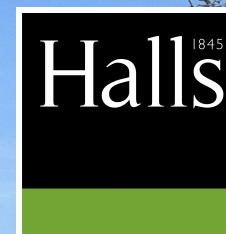


FOR SALE

33 Grange Road, Bishops Castle, Shropshire, SY9 5AW



FOR SALE

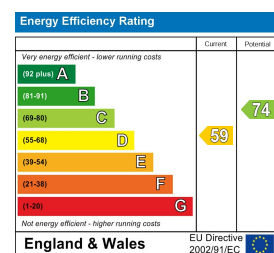
Offers in the region of £284,950

33 Grange Road, Bishops Castle, Shropshire, SY9 5AW

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 excellent, much improved semi-detached house on a popular, well established residential estate, within walking distance of amenities. Comprising 3 bedrooms, kitchen/dining room, living room, bathroom, conservatory and hall. Ample parking to the front and side with private lawned gardens and storage buildings to the rear. Perfect for a growing family with recent permission for a two story extension.



01588 638 755

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



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1 Reception Room



3 Bedrooms



1 Bath/Shower Room



- Much improved semi-detached house
- 3 bedrooms, bathroom
- Kitchen/dining room
- Living Room, conservatory, hall
- Ample off road parking
- Private lawned gardens and storage buildings
- Planning permission for a two storey extension

GENERAL REMARKS

33 Grange Road is a well built, much improved semi-detached home, in a popular residential area, on the edge of this delightful market town.

Whilst it already offers well proportioned accommodation of 3 bedrooms, bathroom, kitchen/diner, living room, conservatory and hall, it also has planning permission for a two storey extension to provide a 4th bedroom with en-suite shower and ground floor utility and separate WC.

The home is therefore ideal for a growing family, with ample parking to the front and secure level lawned gardens at the rear with an extended utility building and storage.

LOCATION

It occupies a convenient position within walking distance of all the towns amenities, with views towards open fields and hillsides. The town offers a good range of services including, a doctors and dental surgery, primary and secondary schools, church, sports and theatre centre and the usual shops and pubs. It is set in the beautiful South Shropshire countryside and within comfortable driving distance of the larger towns of Ludlow and Shrewsbury, offering access to the national rail and road networks.

ACCOMODATION

Approached from the parking area at the front and side a glazed entrance door opens into the:

ENTRANCE HALL

Solid wood floor, radiator and doors to:

LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)
Clearview multifuel stove on a tiled plinth, fitted carpet, double-glazed windows to the front radiator.

KITCHEN/DINING ROOM

17' 10" x 9' 11" (5.44m x 3.02m)
An open plan space with tiled floor, underfloor electric heating, ample room for dining table, range of worktops with timber faced wall and base units, 'Zanussi' hob, oven and extractor, stainless steel sink unit, downlighting, recessed cupboard and sliding door into:

CONSERVATORY

9' 6" x 6' 9" (2.90m x 2.06m)
With matching tiled floor, electric underfloor heating, glazed sides and roof and door to the rear gardens.

A carpeted staircase with wood balustrade rises to the first floor landing with side window, radiator and doors to:

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)
Comprising a white suite of WC, wash basin and bath with mixer shower and screen above. Chrome towel radiator, tiled floor, part tiled walls, downlighting and electric underfloor heating.

BEDROOM 1

12' 3" x 10' 2" (3.73m x 3.10m)
With a front aspect, fitted carpet and radiator.

BEDROOM 2

10' 2" x 10' 1" (3.10m x 3.07m)
With views over the rear gardens and beyond the town to open fields and hills. Fitted carpet, radiator and airing cupboard with modern water cylinder.

BEDROOM 3

9' 5" x 7' 6" (2.87m x 2.29m)
A single room with front aspect, fitted carpet, radiator and large storage cupboard.

OUTSIDE

To the front and side is an ample tarmac parking space for several vehicles. A timber door leads from the side into the rear garden, laid to lawns with lovely views of the fields beyond the town. To one flank is a range of very useful brick and timber outbuildings, used as a utility room for kitchen appliances, freezer, boiler and other lockable storage and oil tank.

SERVICES

Mains water, electricity and drainage are connected, double-glazing and oil central heating with multi-fuel store and electric underfloor heating to bathroom, kitchen/diner and conservatory.

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

COUNCIL TAX

Band B - Shropshire Council.

VIEWING

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

DIRECTIONS

From the church, proceed up Kerry Lane and take the second left onto Grange Road. No 33 is halfway up on the left.

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.