

FOR SALE

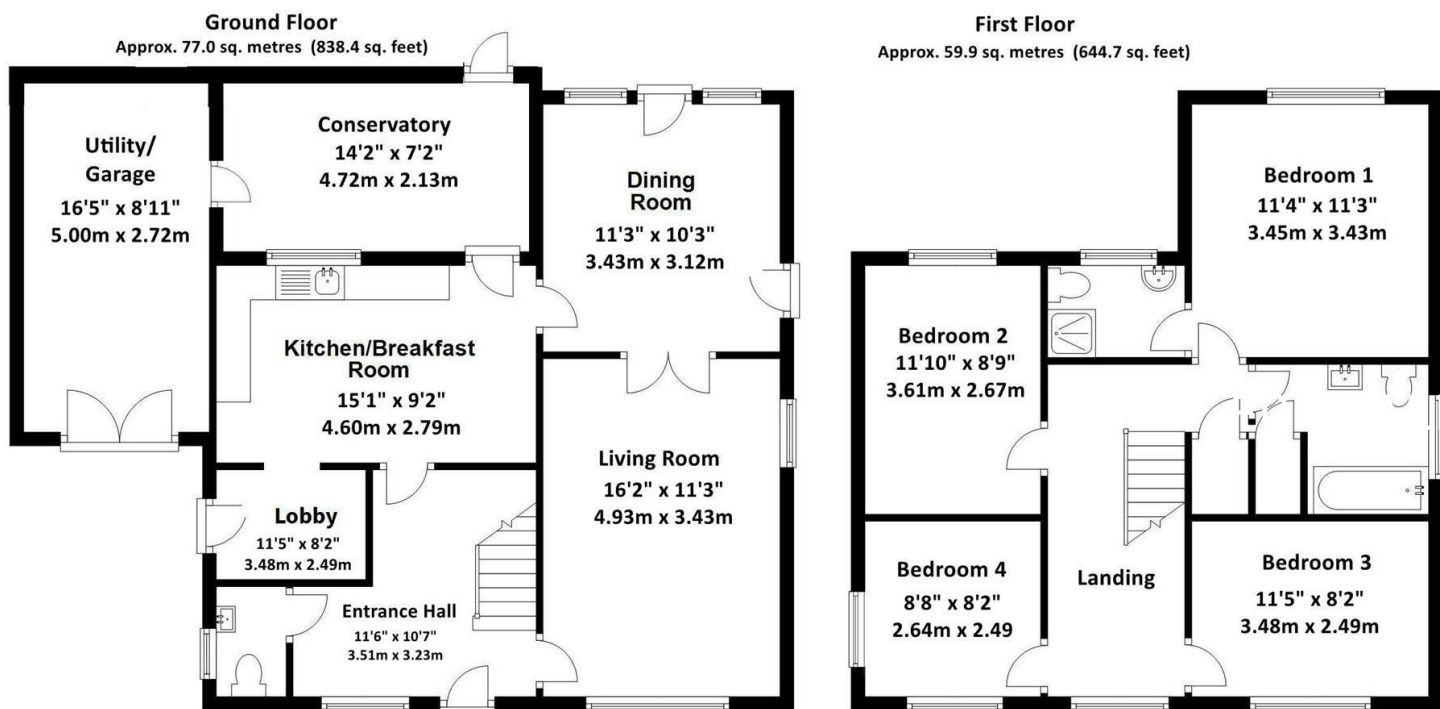
28 Brick Meadow, Bishops Castle, SY9 5DH



FOR SALE

Offers in the region of £395,000

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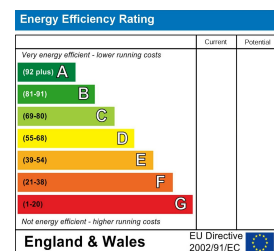


Indicative floor plans only - NOT TO SCALE

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 beautifully presented detached house occupying a corner plot on a popular small development, set on the edge of this historic market town. Comprising 4 bedrooms, en-suite and family bathroom, lounge, dining room, conservatory, fitted kitchen, WC, hall and garage/utility. Private landscaped gardens lie to the rear with ample parking to the front.



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
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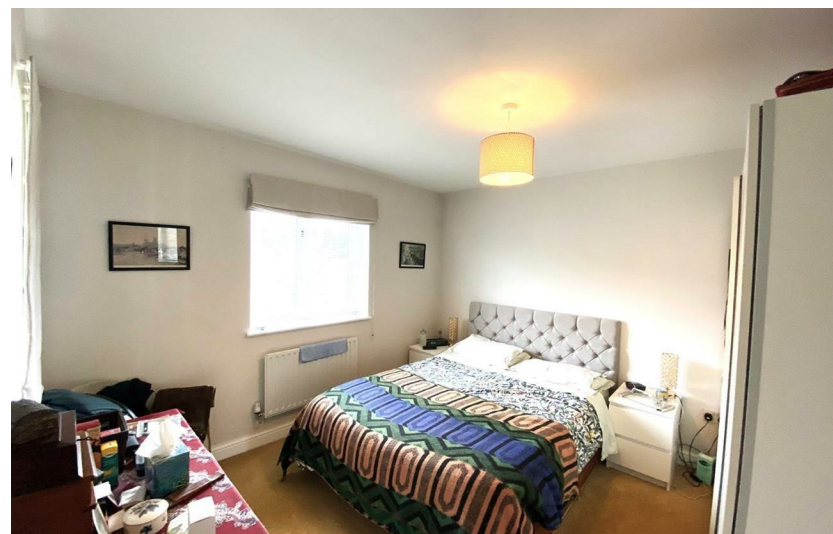
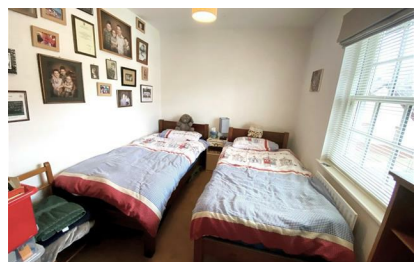
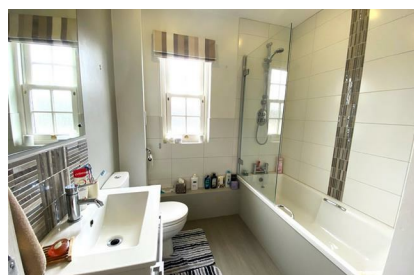
2 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- A beautifully presented detached house
- On popular small development
- 4 bedrooms, en-suite and family bathroom
- Lounge, dining room, kitchen, conservatory
- WC, hall and garage/utility
- Private gardens, off road parking

GENERAL REMARKS

28 Brick Meadow occupies a superior corner plot on the private and very popular development. Improvements during the last few years include re-fitting the family bathroom, en-suite and cloakroom/WC together with a conservatory. The spacious kitchen is fitted with Howden units and includes a built-in Bosch double oven, AEG induction hob and Zanussi dishwasher. Adding to the environmental and energy saving credentials, are the 8 photo voltaic solar panels which were installed in 2012. Taking advantage of the most attractive feed-in tariff available, the average annual income over the past three years is around £1,000. A Stovax multi fuel cassette stove is also installed flush to the lounge chimney.

The attached garage has also been re-modelled and has fully boarded/plastered ceiling, walls, laminate floor, sink unit, work tops and shelving. The property also has two loft storage spaces which have been boarded out and accessed by pull down ladders.

Outside to the front is parking for three vehicles together with a removable gate/fence, providing access to secure storage for caravan/camper van. The gardens front and rear are beautifully laid out with lawns, small trees and shrubs, with a brick walled garden to the rear giving a high degree of privacy.

SITUATION

Set in the heart of the beautiful South Shropshire Countryside, Bishops Castle is a lively market town which acts as an important service provider to the surrounding rural areas. It has a rich blend of shops, pubs, schools, sporting and social clubs together with leisure centre, doctors and dental surgeries and church.

The larger towns of Shrewsbury to the North and Ludlow to the South, offer a comprehensive range of services and amenities with access to the national road and rail network.

The property comprises the following accommodation:

ENTRANCE HALL

11'6" x 10'7" (3.51m x 3.23m)

Fitted carpet, radiator, under stairs cupboard, separate access to kitchen and living room and door to:

CLOAKS/WC

Modern white suite of WC and wash basin in vanity unit, tiled splashback, shelving, Karndean flooring and radiator.

LIVING ROOM

16'2" x 11'3" (4.93m x 3.43m)

Fitted carpet, feature Stovax multi-fuel cassette stove, windows to front and side, radiator and pair of glazed doors to the:

DINING ROOM

11'3" x 10'3" (3.43m x 3.12m)

Fitted carpet, French windows to rear garden, radiator, central light point and door to:

KITCHEN/BREAKFAST

15'1" x 9'2" (4.60m x 2.79m)

With contemporary style 'Howdens fitted kitchen with an extensive range of work tops, stainless steel sink unit. AEG induction hob eye-level Bosch double oven, stainless steel extractor hood, integrated Zanussi dishwasher, full compliment of base and wall cupboards, recessed down lighting, floor tiles, radiator and archway to:

SIDE LOBBY

5'3" x 5' (1.60m x 1.52m)

Matching floor tiles, side door, space for upright fridge/freezer and coat hooks.

CONSERVATORY

14'2" x 7'2" (4.32m x 2.18m)

Accessed from the kitchen, a recent addition built to a high standard with 'drift wood' laminate floors, south facing double-glazed windows and door over-looking the gardens, solid roof with recessed lighting and rooflight, electric radiator and double-glazed door into:

GARAGE/UTILITY

16'5" x 8'11" (5.00m x 2.72m)

The space provides a utility with laminate floor, radiator, plastered and insulated walls and ceilings, stainless steel sink unit and plumbing for washing machine. Double doors open to the drive and a drop down ladder provides access to the boarded loft, providing even more storage and houses the PV Panel switch gear.

A carpeted staircase rises to a galleried landing with loft access to the roof space which is well insulated and extensively boarded out, offering good storage. Airing cupboard with Mega Flo hot water cylinder.

FAMILY BATHROOM

7'10" x 6'9" (2.39m x 2.06m)

Beautifully appointed with a classic white suite of WC, wash basin in vanity unit, panelled bath with mixer shower over and glass screen, towel radiator, fixed wall mirror, part wall tiling, down lighting, recessed full height linen cupboard and Karndean flooring.

MASTER BEDROOM

11'4" x 11'3" (3.45m x 3.43m)

Double glazed windows to two elevations, radiator and fitted carpet.

EN-SUITE SHOWER ROOM

6'1" x 5' (1.85m x 1.52m)

White suite of WC, wash basin in vanity cupboard and glazed open shower cubicle with shower board finish. Karndean flooring, mirror fronted cabinet, towel radiator and shaver socket.

BEDROOM 2

11'10" x 8'9" (3.61m x 2.67m)

Fitted carpet, radiator and double-glazed window to rear garden.

BEDROOM 3

11'5" x 8'2" (3.48m x 2.49m)

Fitted carpet, radiator and double glazed-window to rear garden.

BEDROOM 4

8'8" x 8'2" (2.64m x 2.49m)

Fitted carpet, radiator, three point overhead light and double-glazed window to rear garden and side.

OUTSIDE

To the front is a well maintained open-plan garden laid to lawn with floral borders and specimen trees. A path leads to the front door, whilst to the side is a concrete and tarmac parking area, comfortably large enough for three vehicles and leading to the garage/utility. To the rear are good sized gardens, with a side access through removable fence panels to a gravelled open fronted storage area, ideal for caravan/camper van. To the back of the house are landscaped and shaped lawns (approximately 45' x 31') with brick edging to the private paved patio areas, perfect for al-fresco dining.

Occupying a corner plot, the property benefits from a 6' high walled garden which provides additional privacy, with adjacent floral borders and sitting areas. A modern oil tank and potting shed sit to one side with a further garden shed, wood store, two wood composting boxes and water butts.

VIEWING

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

SERVICES

Mains water, electricity and drainage are connected. 'A' rated combustion oil central heating. PV panels provide an average income of around £1000 per annum. A Stovax multi-fuel stove is located in the lounge.

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

COUNCIL TAX

Band D - Shropshire Council

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.