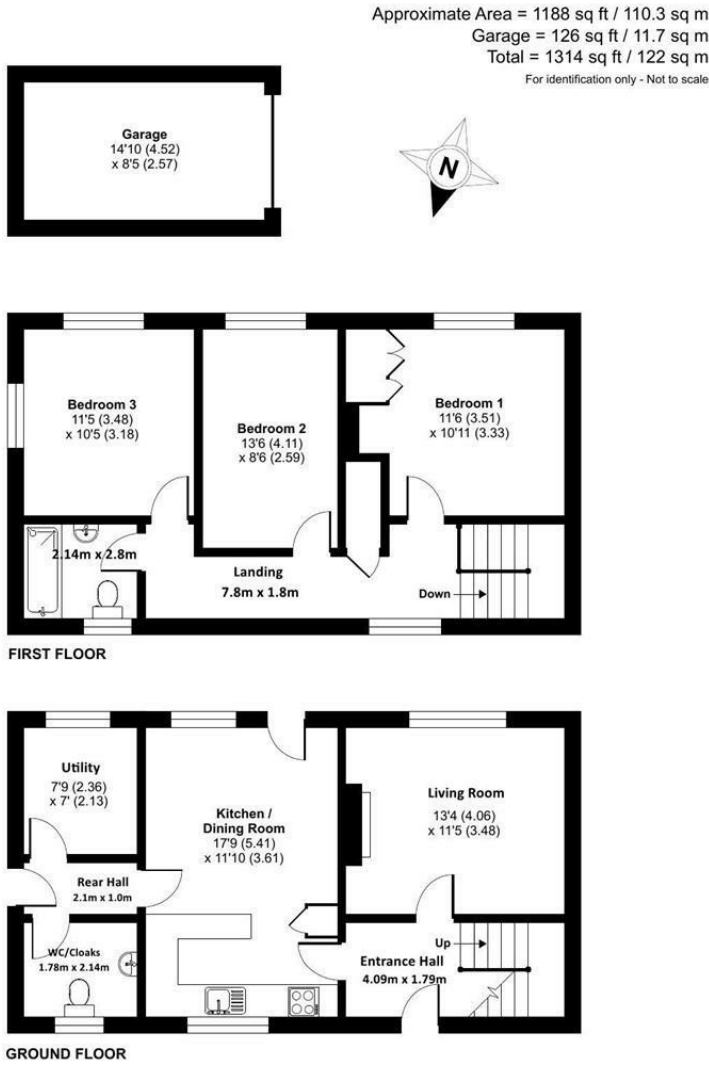


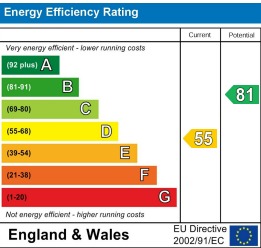
FOR SALE

3 Church Close, Lydbury North, Shropshire, SY7 8AU



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Halls GB. REF:1219278

Energy Performance Rating



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.

Halls 1845

01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@halls.gb



FOR SALE

Offers in the region of £305,000

3 Church Close, Lydbury North, Shropshire, SY7 8AU

A well presented and beautifully located modern semi-detached house with 3 bedrooms, living room, kitchen/diner, bathroom, cloaks/WC, utility, hall, rear gardens, garage/workshop and parking. Convenient and quiet setting in this popular village.

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1 Reception Room



3 Bedrooms



1 Bath/Shower Room



- A well presented semi-detached house
- 3 bedrooms, bathroom
- Living room, kitchen/diner
- Utility, cloaks/WC, hall
- Rear gardens, garage/workshop
- Parking space for three cars
- In a quiet setting in popular village

SITUATION

Church Close lies in the heart of this ever popular village of Lydbury North which boasts a vibrant community spirit and offers important local services which include a primary school, a well used, modern village hall, community shop, church and local pub. It is only a few minutes drive from the historic market town of Bishops Castle and the towns of Craven Arms, Ludlow and Shrewsbury are within comfortable driving distance and offer access to the national rail and motorway network. The surrounding areas are some of the most beautiful countryside that South Shropshire has to offer and are a mecca for walkers and cyclists alike.

ACCOMMODATION

Approached from the front and arranged over two floors, the accommodation comprises:

ENTRANCE HALL

13'5" x 5'10" (4.09m x 1.79m)
With laminate floor and understairs cupboard.

LIVING ROOM

13'3" x 11'5" (4.06m x 3.48m)
With fitted carpet, fireplace and hearth, radiator and wall light.

KITCHEN/DINING ROOM

17'8" x 11'10" (5.41m x 3.61m)
With laminate floor, a range of worktops, cupboards and drawers, fitted double oven and hob, stainless steel cooker hood, radiator and windows to front and back.

REAR HALL

6'10" x 3'3" (2.1m x 1.0m)

WC/CLOAKS

5'10" x 7'0" (1.78m x 2.14m)
With fitted carpet, wash basin and radiator.

UTILITY

7'8" x 6'11" (2.36m x 2.13m)
With stainless steel worktop and radiator.

Staircase rises from the hall to the first floor:

LANDING

25'7" x 5'10" (7.8m x 1.8m)
With fitted carpet, airing cupboard with water cylinder and immersion heater and shelving.

BEDROOM 1

11'6" x 10'11" (3.51m x 3.33m)
With fitted carpet, radiator, window to rear garden and churchyard behind.

BEDROOM 2

13'4'5" x 8'5" (4.11m x 2.59m)
With fitted carpet, radiator, window to rear gardens and churchyard.

BEDROOM 3

11'5" x 10'5" (3.48m x 3.18m)
With fitted carpet, radiator and windows to two elevations.

BATHROOM

7'0" x 9'2" (2.14m x 2.8m)
With vinyl floor, modern white suite of P-shaped bath with electric shower and screen, wash basin and full wall tiling.

OUTSIDE

The property is approached by a shared drive to a parking space for three cars to one side of the house, in front of the timber clad timber Garage (4.52m x 2.57m)

To the rear is an enclosed garden with lawn and paved terrace, and borders the neighbouring churchyard.

SERVICES

Mains water, electricity and drainage are connected. Double-glazing and oil central heating. Photovoltaic roof panels are installed.

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

COUNCIL TAX

Band C - Shropshire Council.

VIEWING

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

DIRECTIONS

From Bishops Castle, proceed into the village of Lydbury North past the pub, the school and the church and then take the first left and then turn left again into Church Close. No. 3 is the first on the left.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.