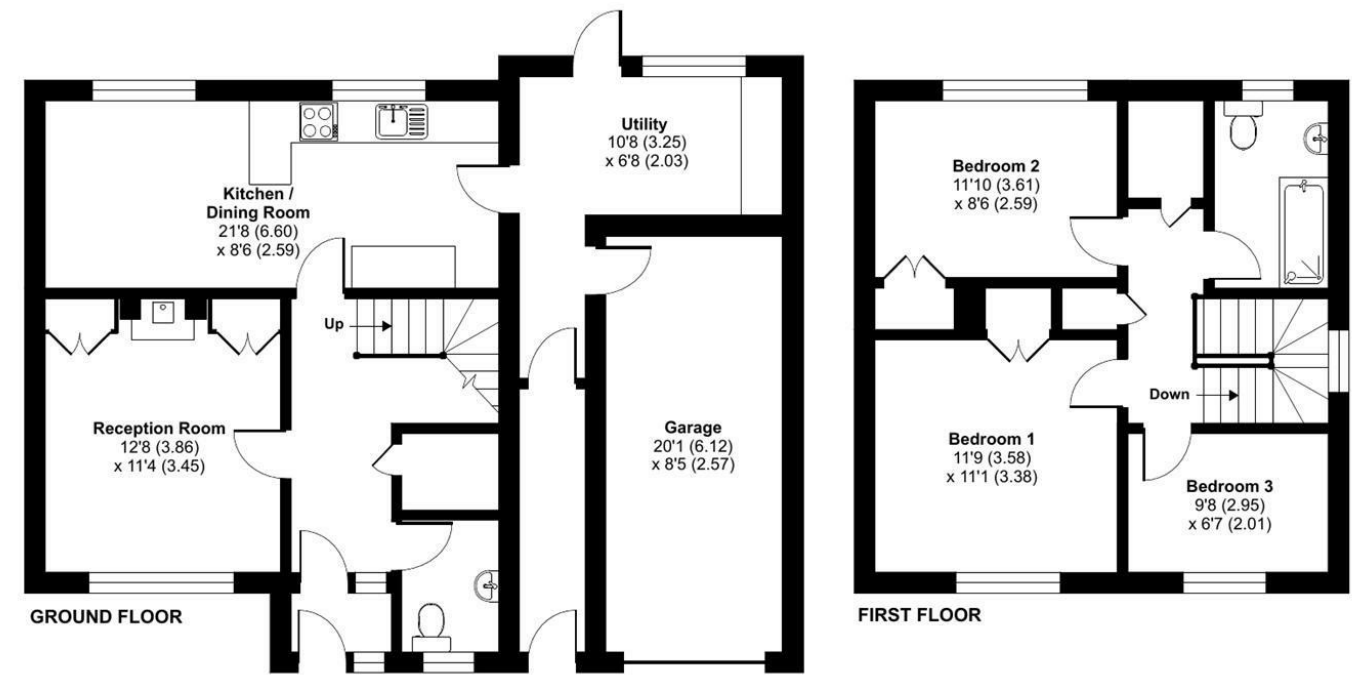


FOR SALE

23 Oak Meadow, Bishops Castle, SY9 5PA



Approximate Area = 1404 sq ft / 130.4 sq m
For identification only - Not to scale



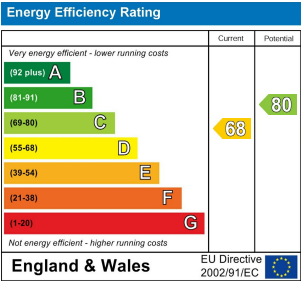
FOR SALE

Offers in the region of £265,000

23 Oak Meadow, Bishops Castle, SY9 5PA

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 and much improved family home in a popular location. Boasting 3 bedrooms, bathroom, lounge, kitchen/dining room, utility, WC, garage and parking. The rear gardens are a particular feature with delightful country views over open fields.

NO UPWARD CHAIN



01588 638 755

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



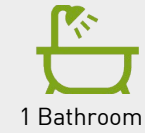
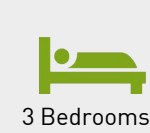
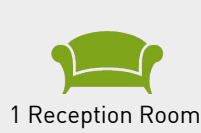
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01588 638 755



- Beautifully presented family home
- In popular and convenient location
- 3 bedrooms, bathroom, utility, WC
- Lounge, kitchen/dining room
- Garage and parking
- Gardens with delightful country views over open fields.

SITUATION

The house is located on a well established residential area, on the edge of the town. It is extremely well placed for the primary school and is within walking distance of the excellent range of local shops, pubs and amenities. The larger centres of Shrewsbury and Ludlow, are within easy driving distance and provide access to the national road and railway network. Those interested in country life, will be interested to know that miles of footpaths into some spectacular countryside are literally also on the doorstep.

ACCOMMODATION

Approached by a parking drive at the front of the garage, the path leads left to the front entrance door into the:

ENTRANCE HALL

With fitted carpet, large storage cupboard and understairs space and door to:

CLOAKS/WC

With a white suite, laminate floor, wash basin and part timber panel walls.

LOUNGE

A lovely bright room with a large window to the front overlooking the garden and the school playing fields. A central fireplace inset with a log stove and storage alcove either side, fitted carpet and radiator.

KITCHEN/DINING ROOM

21'8" x 8'6" (6.60m x 2.59m)
Well appointed with a contemporary style kitchen with wood worktops, electric hob, oven and hood, integrated units and space for table and chairs, wood floor, radiator and windows out to the rear. A door leads to the:

UTILITY

10'8" x 6'8" (3.25m x 2.03m)
With base cupboards and space for appliances with an internal passage to the front and a personnel door to the garage and double-glazed door to the rear gardens.

A staircase rises from the hall to the Landing with a large fitted cupboard and doors to:

BATHROOM

Which has a white suite of bath with shower over, WC and wash basin. Tiled walls, radiator and laminate floor.

BEDROOM 1

11'9" x 11'1" (3.58m x 3.38m)
With views to the front, fitted carpet, radiator and recessed wardrobe.

BEDROOM 2

11'10" x 8'6" (3.61m x 2.59m)
With lovely views over the rear gardens and beyond to open fields, stretching up towards Banks Head, fitted carpet, radiator and recessed cupboard.

BEDROOM 3

9'8" x 6'7" (2.95m x 2.01m)
With a window to the front garden, fitted carpet and radiator..

OUTSIDE

The property has a level lawn at the front with an off road parking space that could be enlarged to accommodate two cars together with an attached Garage (20' 1" x 8'5"). An enclosed passage leads in between the garage and house through the utility to the rear. Close to the house is a yard area with steps which lead up to the raised lawns with a paved terrace to one corner, ideal for soaking in the beautiful country views beyond. Adjacent are some raised beds and the oil storage tank.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating, a wood stove and double-glazing are installed.

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

COUNCIL TAX

Shropshire Council - Band C.

VIEWING

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

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.