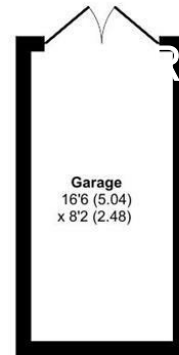
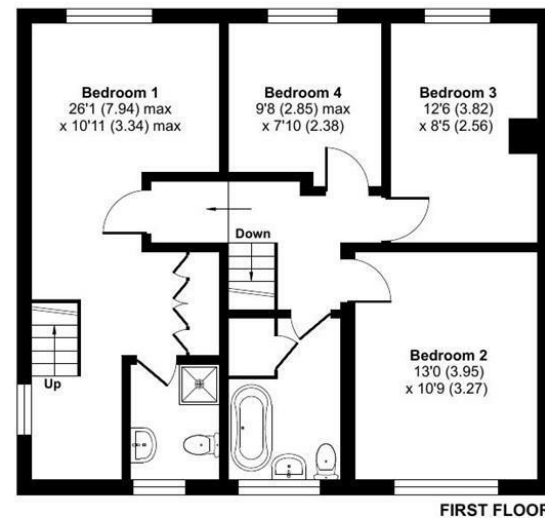
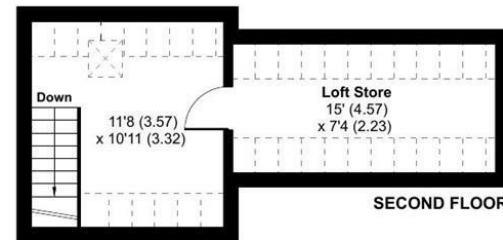
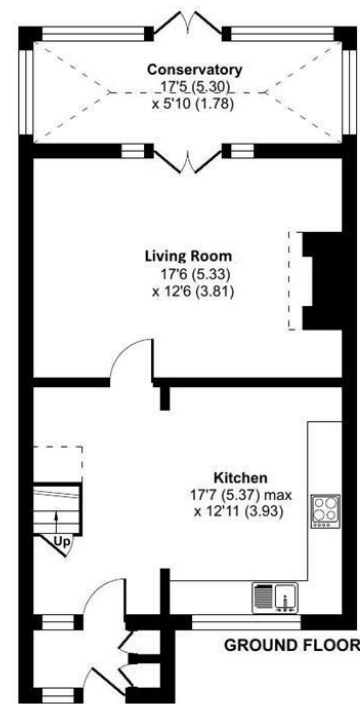
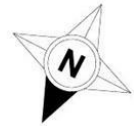


FOR SALE

1 Welsh Street Gardens, Bishops Castle, SY9 5BS



Approximate Area = 1497 sq ft / 139 sq m
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1730 sq ft / 160.6 sq m
For identification only - Not to scale



FOR SALE

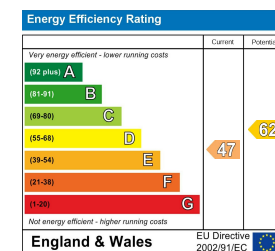
Offers in the region of £350,000

1 Welsh Street Gardens, Bishops Castle, SY9 5BS

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 individual spacious town cottage with characterful features to its 4 bedrooms, attic dressing room/study, en-suite and family bathroom, kitchen/breakfast, living room and conservatory. Outside, the property has good sized grounds with off road parking, single garage and terraced gardens to the rear.



01588 638 755

Bishops Castle Sales

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: bishopscastle@halls.gb.com



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01588 638 755


 2 Reception Rooms


 4 Bedrooms


 2 Bath/Shower Rooms


- Characterful end terrace town cottage
- Improved and extended accommodation
- 4 bedrooms, en-suite and family bathroom
- Dressing room/hobby space
- Kitchen/breakfast, porch
- Living room and conservatory
- Terraced gardens to the rear
- Off road parking and single garage

GENERAL REMARKS

Built in the late eighties by a local developer, this attractive end terrace cottage has been improved and extended and now provides characterful modern accommodation of 4 bedrooms, en-suite and family bathroom, second floor dressing room/hobby space, kitchen/breakfast, lounge with a brick open fireplace, porch and conservatory overlooking the good sized, low maintenance terrace gardens, off road parking and semi-detached single garage.

SITUATION

This town cottage occupies a convenient position, just a short walk from the town centre and the excellent range of amenities and services which include a doctors and dental surgery, an eclectic range of shops, pubs, cafes and primary and secondary schools. Unusually, its position has an element of privacy, particularly to the rear and is only a moments walk from the Jack Mytton Way and miles of country walks for which this beautiful corner of South Shropshire is known. The larger centres of Shrewsbury and Ludlow, provide a wider range of services and access to the national road and railway networks and are within comfortable driving distance.

ACCOMMODATION

The cottage is approached from the front by a path to:

ENTRANCE PORCH

With laminate floor, fitted storage and glazed door into:

KITCHEN/BREAKFAST

With a range of base and wall units, worktops, stainless steel sink unit, electric hob and oven, exposed ceiling joists and under stairs storage space.

LIVING ROOM

With oak floor, featuring a brick fireplace with quarry tiled hearth, exposed ceiling joists, wall light points and double-glazed French doors into:

CONSERVATORY

With laminate floor, glazed panels and door to the terrace garden.

A staircase rises from the kitchen to the First Floor Landing with fitted carpet and doors to:

BATHROOM

With a white suite of roll top bath, WC and wash basin. Tiled floor, part tiled walls and airing cupboard with hot water cylinder and shelving.

MASTER BEDROOM

With windows to front and rear, feature brick walling, fitted carpet and fitted wardrobe.

EN-SUITE SHOWER ROOM

With chequered floor tiles, shower cubicle with electric shower, WC, wash basin, and part wall tiling.

A further staircase rises from the master bedroom to the Attic.

STUDY/DRESSING ROOM

Restricted height at eaves.

Rooflight with country views beyond the town, fitted carpet and door to:

ATTIC STORE

Boarded and providing useful storage.

Returning to the First Floor are:

BEDROOM 2

With dormer window to front, laminate floor and radiator.

BEDROOM 3

With dormer window to the rear and country views beyond the town, laminate floor and radiator.

BEDROOM 4

With dormer window to the rear and country views beyond the town. Laminate floor.

OUTSIDE

To the rear is a paved sun terrace with brick edging borders and small raised deck. A drive from the front runs through a covered passage below the master bedroom to a tarmac parking area to the semi-detached brick garage which is shared with next door and who have a vehicular right of way across the drive. The tarmac area to the rear is a good space which is currently landscaped with potted plants and decorative architecture and is a relatively peaceful area. At the front is a smaller hard landscaped garden, finished in gravel with alpine plants and borders.

SERVICES

Mains water, electricity and drainage are connected. Heating is via a main fireplace with back-boiler and three radiators.

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

VIEWING

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

DIRECTIONS

From the market square at the centre of the town, head out west along Welsh Street. After the last of the older terraces houses, No. 1 is found first on the left.

ANTI MONEY LAUNDERING REGULATIONS (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 co-operation.