

FOR SALE

3 New Street, Bishops Castle, Shropshire, SY9 5DQ



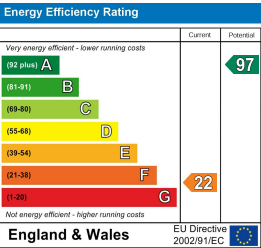
FOR SALE

Offers in the region of £199,950

3 New Street, Bishops Castle, Shropshire, SY9 5DQ

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 charming and characterful terrace cottage offering cosy, well presented accommodation of two double bedrooms, bathroom, sitting room, kitchen/diner and a private rear garden with useful, well kept outbuilding. All set in a mid-town setting, close to amenities.

Halls 1845

01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
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1 Reception Room



2 Bedrooms



1 Bathroom



- A traditional mid terrace cottage
- In mid town setting close to amenities
- 2 double bedrooms
- Kitchen/diner
- Bathroom, sitting room
- Private rear patio gardens and outbuilding

GENERAL REMARKS

3 New Street is a beautifully presented, traditional mid-terrace cottage which boasts charming characterful features throughout its accommodation which is arranged over three floors and comprises a front sitting room with cosy woodburning stove, a kitchen/diner with stairs leading to the first floor bathroom and double bedroom and steps up to the second top floor double bedroom with exposed ceiling beams. It has had a number of recent upgrades including a new kitchen, bathroom, double-glazing and external rendering.

Outside, to the rear, is a lovely multi level garden which provides great privacy with paved terraces leading to a very useful detached outbuilding with a slate roof.

SITUATION

Located on New Street, the cottage is perfectly positioned to take advantage of all the local services and amenities that the town has to offer. The town is set in a beautiful part of South Shropshire and is within comfortable driving distance of Shrewsbury and Ludlow which offer a full range of services and access to the national rail and road access.

ACCOMMODATION

The cottage is approached from the cobbled pavement to the timber glazed entrance door which gives access to the three storey accommodation as follows:

SITTING ROOM

13'1" x 12'0" (3.99m x 3.66m)

Stone fireplace with woodburning stove on a slate hearth, recessed shelving, exposed ceiling beams and joists, electric wall heater, fitted carpet, brush mat footwell, double-glazed window and timber door into:

KITCHEN/DINER

15'2" x 10'2" (4.62m x 3.10m)

With wood effect tiled floors, range of contemporary base and wall cupboards, wood worktops, modern sink, fitted electric oven and hob, electric radiator, extensive wall tiling, space for table and chairs, double-glazed window and door to the rear.

A timber tread staircase rises to the small first floor landing with doors to:

BATHROOM

Comprising a white suite of WC, wash basin with shower and screen above, attractive tiling and double-glazed window to the rear.

BEDROOM 1

18'4" x 11'6" (5.59m x 3.51m)

With double-glazed windows to the front, fitted carpet and electric radiator.

The staircase continues to the top floor:

BEDROOM 2

11'8" x 11'0" (3.56m x 3.35m)

(into the roof pitch)

With exposed beams, fitted carpet, electric radiator and double-glazed dormer window to the front and rooflight to the rear.

OUTSIDE

The gardens lie to the rear, accessed from the kitchen with steps up to the first paved terrace with path leading to the main paved patio, well screened for privacy with planted borders. At the far end is a useful detached outbuilding which has been previously used as a gym.

SERVICES

Mains water, electricity and drainage are connected. Several modern programmable electric radiators are installed together with a wood-burning stove, double-glazed.

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

COUNCIL TAX

Shropshire Council - Band B.

VIEWING

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

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 cooperation.