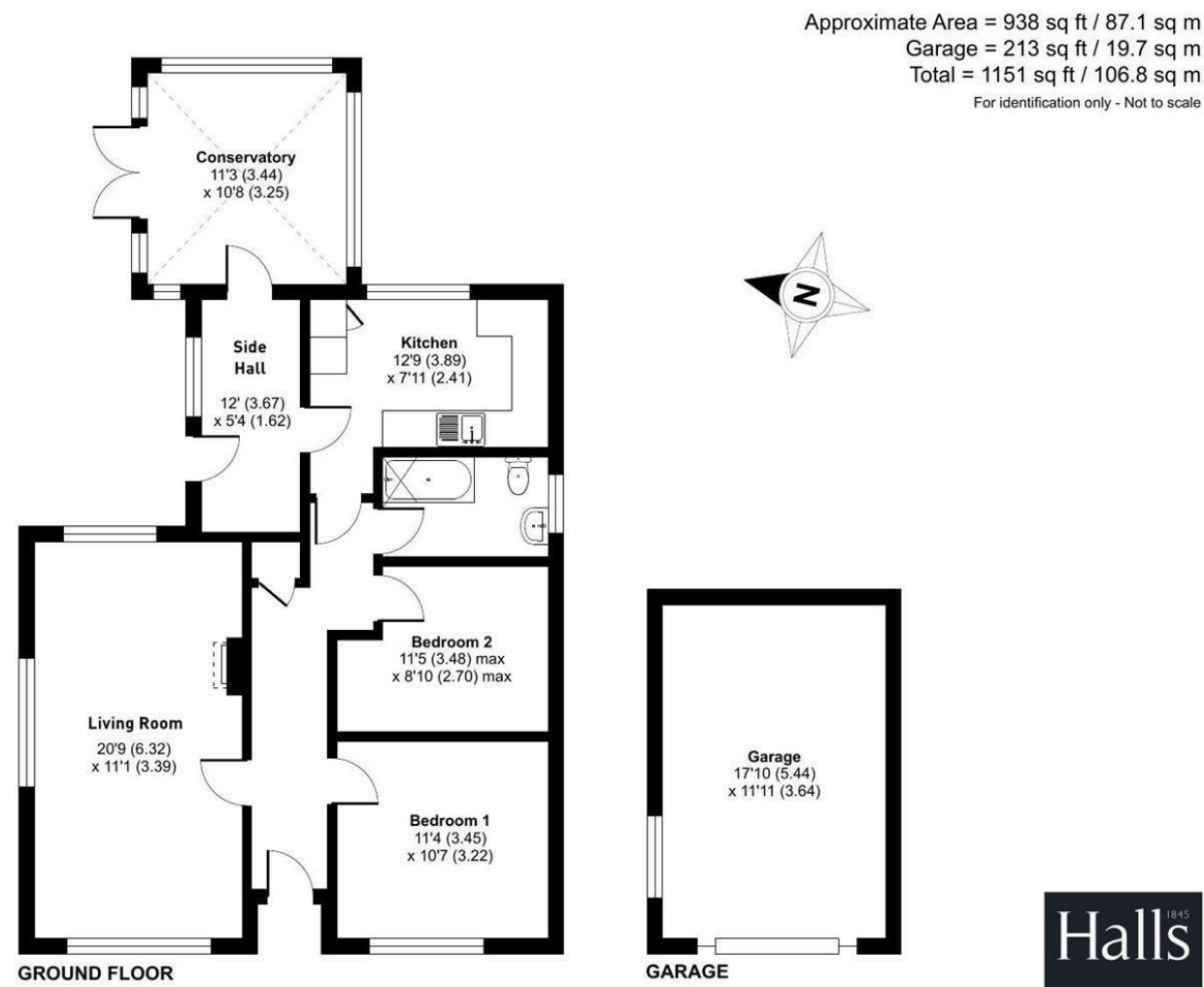


FOR SALE

Highfields, Union Street, Bishops Castle, SY9 5AJ



FOR SALE

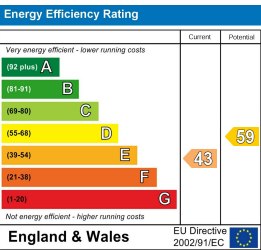
Offers in the region of £299,950

Highfields, Union Street, Bishops Castle, SY9 5AJ

**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 conveniently situated detached bungalow comprising 2 bedrooms, bathroom, living room, kitchen, and large conservatory overlooking the good sized level gardens. Just a short walk from the main street with off road parking and detached garage



01588 638 755

**Bishops Castle Sales**  
33B Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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1 Reception Room



2 Bedrooms



1 Bath/Shower Room



- Detached bungalow
- 2 Bedrooms, bathroom
- Living Room, kitchen
- Large conservatory, side hall
- Good sized level gardens
- Detached garage and off road parking
- Just a short walk to the main street of the town

### GENERAL REMARKS

Highfields is a conveniently situated detached bungalow which sits in its own plot with generous, level gardens to the front and side. Whilst it needs a little modernisation, the accommodation is well proportioned and includes two bedrooms, a large living room with views to the garden and beyond the town, kitchen, bathroom, hall, utility and a large glazed conservatory overlooking the gardens.

The outside is a notable feature, being laid predominantly to level lawns with edging borders and providing reasonable privacy for a town property. A particular feature, with its situation on the narrow Union Street, is that Highfields also boasts a detached single garage with an additional parking space in front.

### SITUATION

Located on Union Street, the property is only a short walk from all the town's services and amenities which include a doctors and dental surgery, schools, churches, a variety of independent shops, mini-marts, pubs and cafes. Bishops Castle is a mecca for cyclists and walkers, situated in the heart of the beautiful South Shropshire countryside. The larger towns of Shrewsbury and Ludlow, offer a wider range of amenities and are within comfortable driving distance with access to the national rail and motorway network.

### ACCOMMODATION

Arranged over a single level, the bungalow is approached by a low gradient path to a recessed entrance porch into the:

### ENTRANCE HALL

With fitted carpet, radiator, airing cupboard with lagged hot water cylinder and immersion heater.

### LIVING ROOM

20'9" x 11'1" (6.32m x 3.38m)

A good sized room with windows to three elevations overlooking the gardens. Tiled fireplace, radiator, fitted carpet and three wall light points.

### BEDROOM 1

11'4" x 10'7" (3.45m x 3.23m)

With window to the front, fitted carpet and radiator.

### BEDROOM 2

11'5" x 8'10" (3.48m x 2.69m)

With window to the side, fitted carpet and radiator.

### BATHROOM

With wood effect vinyl floor, extensive wall tiling, panelled bath with electric shower and folding screen, WC, wash basin, radiator, mirror fronted cabinet and shaver socket.

### KITCHEN

12'9" x 7'11" (3.89m x 2.41m)

With vinyl floor, windows to the rear garden, stainless steel sink unit, range of worktops and timber fronted wall and base units, radiator, Worcester LPG boiler, strip lights and door to:

### SIDE HALL

12'0" x 5'4" (3.66m x 1.63m)

With wood effect vinyl floor, radiator, windows and glazed door to outside and further door to:

### CONSERVATORY

11'3" x 10'8" (3.43m x 3.25m)

With glazed panels and roof to three sides, overlooking the rear garden with double patio doors.

### OUTSIDE

A path from Union Street leads to the front entrance porch and along the front to the level side gardens laid to lawn with edging borders. Adjacent is the detached single garage (17'10" x 11'11") with up and over door and parking spot to the front. A path extends along each side of the bungalow to the rear patio and private lawned gardens with brick boundary walls and edging borders. To one corner is a small garden shed and the LPG tank.

### SERVICES

Mains water, electricity and drainage are connected. LPG central heating and double-glazing is installed.

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

### COUNCIL TAX

Shropshire Council - Band

### 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.