

TO LET

22, Brick Meadow Bishops Castle, Shropshire, SY9 5DH



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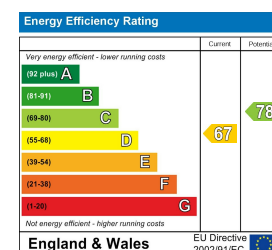
£1000 per calendar month

22, Brick Meadow Bishops Castle, Shropshire, SY9 5DH

**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 well presented family home in popular residential area, comprising 4 bedrooms, en-suite and family bathroom, 2 receptions, kitchen, utility and WC. Outside are gardens to the rear with off road parking and single garage. Available on an assured shorthold tenancy subject to full references and deposit payment



01588 638 755

#### Bishops Castle Sales

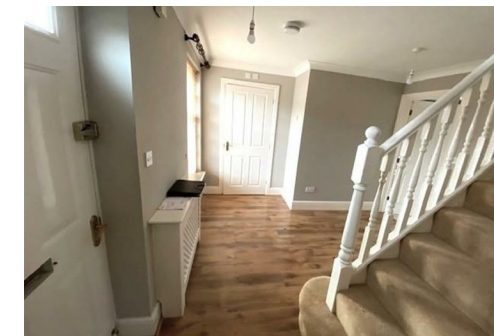
33B Church Street, Bishops Castle, Shropshire, SY9 5AD  
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2 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- A well presented detached house
- 4 bedrooms
- Bathroom and en-suite shower room
- 2 reception rooms, kitchen
- Utiliy, WC
- Gardens, off road parking, single garage

## ENTRANCE HALL

11'5" x 10'7" (3.48m x 3.23m)

Wood effect laminate floor, radiator and under stairs cupboard.

## CLOAKS/WC

WC, wash basin, towel radiator, laminate floor and wall mirror.

## LIVING ROOM

16'3" x 11'3" (4.95m x 3.43m)

Fitted carpet, radiator, fireplace (not to be used), window to front and side. Double doors into:

## DINING ROOM

11'2" x 10'2" (3.40m x 3.10m)

Fitted carpet, radiator and patio doors to rear garden.

## KITCHEN/BREAKFAST

15'0" x 9'1" (4.57m x 2.77m)

Tiled floor, stainless steel sink unit, integrated fridge/freezer, 'Beko' electric hob and oven, wall and base cupboards, downlighting, breakfast bar and radiator. Archway into:

## UTILITY

5'5" x 5'0" (1.65m x 1.52m)

Stainless steel sink unit, tiled floor, worktop, base and wall cupboards and radiator.

A staircase rises from the hall to the landing with fitted carpet and airing cupboard with lagged hot water cylinder.

## BATHROOM

8'1" x 6'5" (2.46m x 1.96m)

Tiled floor, suite of bath, WC and wash basin, part tiled and part panelled wall, towel radiator, recessed tiled cubicle with mixer shower and two wall cabinets.

## BEDROOM 1

11'5" x 11'3" (3.48m x 3.43m)

Fitted carpet, window to rear garden, radiator and a range of glazed, fitted wardrobes.

## BEDROOM 2

11'11" x 8'9" (3.63m x 2.67m)

Fitted carpet, window to rear garden, a range of glazed fitted wardrobes and radiator.

## BEDROOM 3

8'9" x 7'11" (2.67m x 2.41m)

Fitted carpet, windows to two elevations and radiator.

## BEDROOM 4

11'5" x 8'2" (3.48m x 2.49m)

Fitted carpet, window to front and radiator.

## OUTSIDE

To the front is a small lawned area with short path through a brick wall to the front entrance. To one side is an off road parking space in front of the attached single garage.

A path leads down the side to the rear garden with a paved patio giving way to a lawned area with edging borders. To one side is a timber garden shed and oil tank.

## TERMS

Available on a six month assured shorthold tenancy, subject to full financial and personal references. Preferred no smokers or pets. A deposit equal to five weeks rent is payable together with the first month's rent with the deposit being held in a deposit protection scheme.

## SERVICES

Mains water, electricity and drainage are connected. Oil central heating.

## COUNCIL TAX

Band D - Shropshire Council.

## VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone 01588 638755. Email: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)