



SAMUEL WOOD

Karmynd Woodbatch Road, Bishops Castle, Shropshire, SY9 5AS

Guide Price £325,000





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This 3 bedroom detached bungalow enjoys a good size plot and is located within the very popular town of Bishops Castle. The property, which benefits from oil central heating and double glazing has accommodation to include Reception Hall, Living Room, Dining Room, Kitchen, Utility, Cloakroom, 3 Bedrooms and Bathroom. Outside the property benefits from a single garage, driveway parking and a good sized garden to front and rear.  
 EPC on order



- Garage & Parking
- Good Size Garden
- 3 Bedrooms
- Oil Central Heating
- Double Glazing
- Town Location

Front door opens into

### Reception Hall

Having two fitted cupboards and wall mounted radiator

### Living Room

With feature fireplace with marble hearth, wooden surround and electric fire fitted. Two wall mounted radiators and UPVC double glazed window to front and side elevations

### Dining Room

Having wall mounted radiator and UPVC double glazed window to side elevation

### Kitchen

tiled flooring, wide range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks, 1 and half bowl sink and drainer unit, planned space for cooker, dishwasher, fridge/freezer with UPVC double glazed windows to side elevations.

### Utility

Having matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces, planned space for washing machine, single bowl sink drainer unit, UPVC double glazed window to rear elevation and door into rear garden. Worcester oil fired boiler is located within this room for the central heating.

### Cloakroom

Tiled floor, WC and corner hand basin in cream/lime. UPVC double glazed window to rear elevation

### Bedroom 1

With two fitted wardrobes with having rail and shelf, wall mounted radiator and UPVC double glazed window to frontage

### Bedroom 2

having fitted wardrobe with hanging rail and shelf, wall mounted radiator and UPVC double glazed window to rear elevation

### Bedroom 3

Fitted wardrobe with hanging rail and shelf, wall mounted radiator and UPVC double glazed window to rear elevation.

### Bathroom

Extensively tiled walls, WC, pedestal wash hand basin, corner bath and separate shower unit in suite of cream, wall mounted radiator and UPVC window to the rear elevation

### Outside

As you approach the property there is a tarmac driveway with ample parking, the front garden has an area which is laid to lawn with a range of mature shrubs and plants. Garage with light and power fitted. Gated side access then leads to the rear of the property which has steps up to two good sized storage sheds, a patio area ideal for summer dining. The majority of the rear garden is laid to lawn with a further storage shed, range of mature shrubs and plants. The boundaries are made up of high board fencing.

### Services

mains electricity, mains water, mains drainage and oil fired central heating. Telephone line to BT regulations.

### Tenure

Freehold

### To View This Property

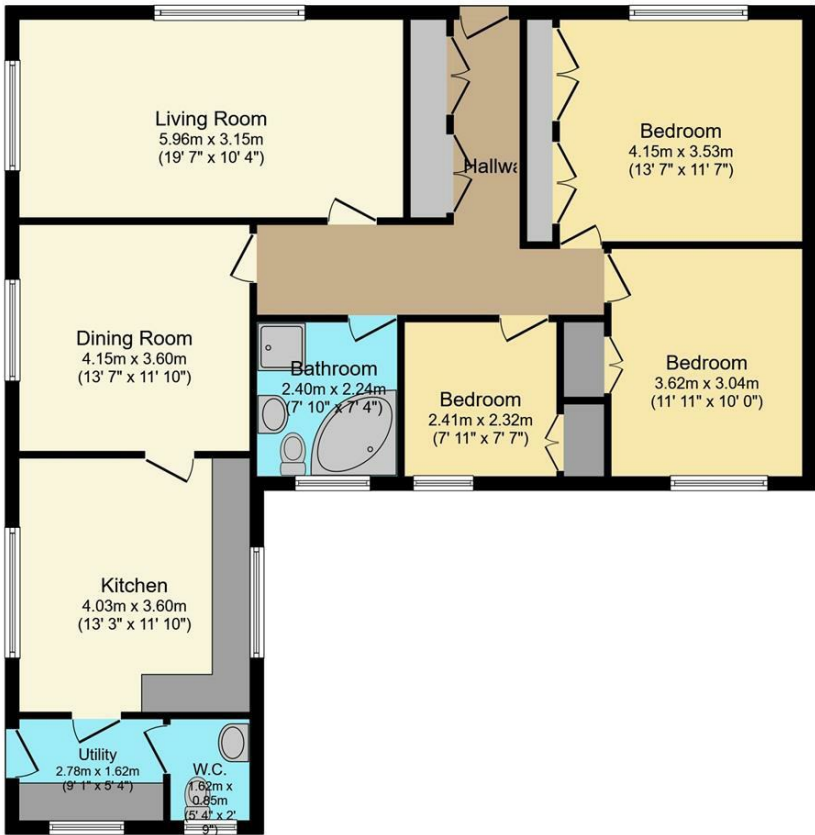
Contact the Craven Arms Office 01588 672728 or Ludlow Office 01584 875207

Or you can email us at [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764



Floor Plans



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