



SAMUEL WOOD



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Northcott Cottage, 12 Kerry Lane, Bishops Castle, Shropshire, SY9 5AU

Offers In The Region Of £325,000



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- Individually Designed Detached Property
- Popular Near Town Location
- Spacious Open Plan Kitchen/Diner
- 3 Bedrooms, 1 En-Suite
- Off-Road Parking
- Solar Panel Providing Hot Water
- No Onward Chain
- EPC B

Northcott Cottage is an individually designed detached 3 bedroomed property in edge of town location, a splendidly presented property of versatile accommodation with off-road parking and is a short walk to Bishop's Castle's amenities including a doctors surgery, dental surgery, schools, local shops, supermarket, cafes, pubs and restaurants.

Bishop's Castle has a thriving community and is a popular destination for walkers and cyclists, having excellent walks via a well maintained footpath network. The beautiful rolling south Shropshire countryside offers a stunning backdrop to the town, with the larger towns Shrewsbury 23 miles to the north and Ludlow 20 miles to the South. Viewing of this property is highly recommended, NO ONWARD CHAIN



The accommodation is well laid out and briefly comprises 3 bedrooms, including 1 en-suite wet room, spacious open plan kitchen and dining room, large sitting room, utility room, family bathroom and cloakroom.

Entrance

The property is approached via a tarmac drive, through a large wooden gate with pedestrian gate to side. A paved path leads to a wooden front door with small decorative window and windows to side, leading into

Reception Hallway

Having hard wood flooring with underfloor heating to ground floor and stairs rising to first floor with cupboard under (housing the underfloor heating manifold), a wooden internal doors leads into

Sitting Room 14'11" x 11'11" (4.57 x 3.65)

A spacious sitting room with under heated hard wood flooring and a double glazed window over front aspect, with a modern electric fireplace heater and centre ceiling light.

Cloakroom

Having a suite in white consisting of a vanity unit inset with wash hand basin with mixer tap and cupboards under, a W.C. and under heated wooden flooring.



Kitchen / Diner 17'6" x 10'5" (5.34 x 3.19)

A splendid spacious kitchen / diner has a modern selection of base units, wall units, drawers and heat resistant work surfaces inset with stainless steel bowl and a half sink unit with mixer tap and drainer, integrated dish washer and fridge. The wall units have under cabinet lighting with further ceiling spotlights, with under heated tiled flooring and window over rear aspect. Dining area has space for table and chairs and double glazed wooden framed French doors lead out to patio area and rear garden. A wooden internal doors leads from the kitchen to

Utility Room 10'5" x 4'11" (3.19 x 1.51)

With base units matching those of the kitchen, heat resistant work surface inset with stainless steel single bowl sink unit with mixer tap and drainer to side, space and plumbing for washing machine, window to rear aspect and under heated tiled flooring with door to side and garden.

First Floor Landing

Providing access to all rooms, a door leads to

House Bathroom 7'8" x 6'1" (2.35 x 1.86)

Having a suite in white comprising of pedestal wash hand basin, W.C. and b-shaped left hand bath with glass screen and shower over from mixer tap. With tiled splash areas with decorative strip, heated towel rail, tiled flooring, ceiling spotlights, window over side elevation and airing cupboard housing the water cylinder for domestic hot water.

Principle Bedroom 14'9" x 10'5" (4.50 x 3.20)

This spacious principle bedroom has built-in wardrobes with hanging rail, roof light and window to side elevation, a door leads to

En-suite 7'8" x 5'7" (2.35 x 1.72)

A fantastic en-suite wet room with rainfall shower, tiled flooring and splash areas with heated towel rail and vanity unit inset with wash hand basin with cupboards under and W.C. to side and ceiling spotlights.

Bedroom 2 11'11" x 10'2" (3.65 x 3.12)

Another spacious room with dual windows to front and side elevation and a built-in wardrobe with hanging rails.

Bedroom 3 8'10" x 8'8" (2.70 x 2.65)

A light room having window over front elevation.

Outside

From the tarmac drive offering parking for two vehicles, the wooden gates open to a wide pathway leading to the front entrance door. The front of the property is a wooden fence with low wall and brick columns, stone walling borders the side of the property with a pathway leading around each side to the rear garden. The rear garden has patio area abutting the property with tiered garden and steps with handrail to a sun terrace and garden, principally laid to lawn with herbaceous borders and flower beds.

Services

We understand that the property has mains water, mains drainage and mains electricity with oil-fired central heating and double glazing is installed. In addition, a solar panel has been installed to heat domestic hot water.

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0345 678 9000





Council Tax

Band: C

Tenure

We understand that the tenure is Freehold.

Flood Risk

Very Low

Viewings

Contact the Craven Arms Office on Tel: 01588 672728. Email: cravenarms@samuelwood.co.uk

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.



Directions

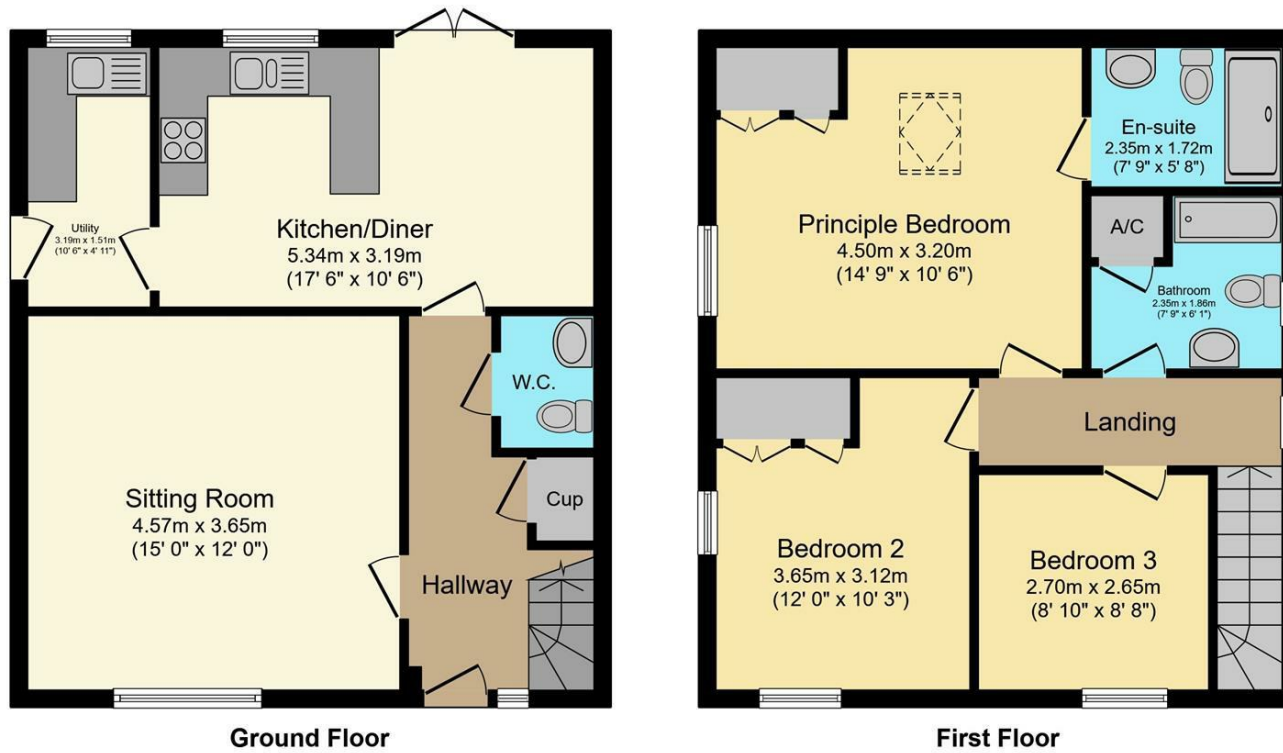
Approaching Bishops Castle from the A488, proceed onto Brampton Road passing Bishop's Castle Community Collage on your left hand side. Continue on Brampton road until the road joins Church Street, Kerry Lane will be a left turn on the bend, Northcott Cottage will be approximately 200m on your right.







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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