



SAMUEL WOOD

44 Corporation Street, Bishops Castle, Shropshire, SY9 5AN  
Offers In The Region Of £295,000







# 44 Corporation Street

Bishops Castle, Shropshire, SY9 5AN



- Renovated to a High Standard
- 3 Bedrooms, Family Bathroom
- Popular, Near Town Location
- Beautifully Presented Semi-Detached Property
- No Onward Chain
- Kitchen / Diner, Utility, W.C.
- Large Gardens and Views
- EPC Rating 'Pending'

Could 44 Corporation Street be your new home? A beautifully refurbished semi-detached property located near the charming town centre of Bishops Castle, Shropshire. This delightful residence offers practical living spaces combined with modern features, providing the perfect blend of comfort and style.

Enjoy the convenience of living in the heart of Bishops Castle, with easy access to local amenities including schools, independent local shops, cafes, public houses, convenience store, take-away restaurants and essential services, ensuring a lifestyle of comfort and convenience.

Experience the joy of moving into a freshly renovated home, where every detail has been meticulously designed to ensure a contemporary living experience. From the front hallway, the property flows through well laid out living spaces. Discover the heart of the home in the sleek and modern kitchen, equipped with built-in appliances and ample storage and space for table and chairs, with pantry cupboard, utility / store area and cloakroom providing further practicality. Walk through an open doorway to the spacious living area, flooded with natural light from dual aspect windows, featuring a fireplace inset wood burning stove against exposed brick surround.

Stairs ascend from the hall to the first floor landing, enjoy ample space for the whole family with three generously sized bedrooms, offering versatility and practicality with bedrooms two and three benefitting from built-in wardrobes. The well appointed family bathroom features a suite in white comprising panel bath, pedestal wash hand basin and low-flush W.C.

Step outside into your own private space, where a generously sized well-maintained garden awaits. Laid to lawn, enclosed by low fencing and mature hedges, a gravelled area abutting the property offers space for table and chairs. The front garden is laid to lawn with a picket fence and gate, with pathway to the front door continuing to an access path on the side that leads to the rear garden.











## 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, at the bend take the left turn on to Kerry Lane until you reach a right turn onto Corporation Street, no. 44 will be the first property on the right identified by the agents For Sale board.

Services: We understand that the property has a new oil-fired central heating system, mains electricity, mains water supply and mains drainage. Windows and doors are double glazed.

Broadband Speed: Basic 18 Mbps, Superfast 76 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND  
Tel 0345 678 9000

Council Tax Band: C

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

Don't miss out on the opportunity to make this stunning property your new home, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)











## Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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