



SAMUEL WOOD

26 Grange Road, Bishops Castle, SY9 5AP
Offers In The Region Of £290,000



26 Grange Road

Bishops Castle, SY9 5AP



- Fantastic 4 Bedroomed Family Home
- Private Garden
- 2 Reception Rooms
- Close to Schools, Leisure Centre and Amenities
- Popular Location
- Large Driveway
- Solar Panels
- EPC Band C

Samuel Wood are pleased to present in the charming neighbourhood of Grange Road, Bishops Castle, this delightful semi-detached house which offers a wonderful opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,188 square feet, this property boasts four well-proportioned bedrooms, including three doubles and one single, making it ideal for both growing families and those who enjoy having extra space.

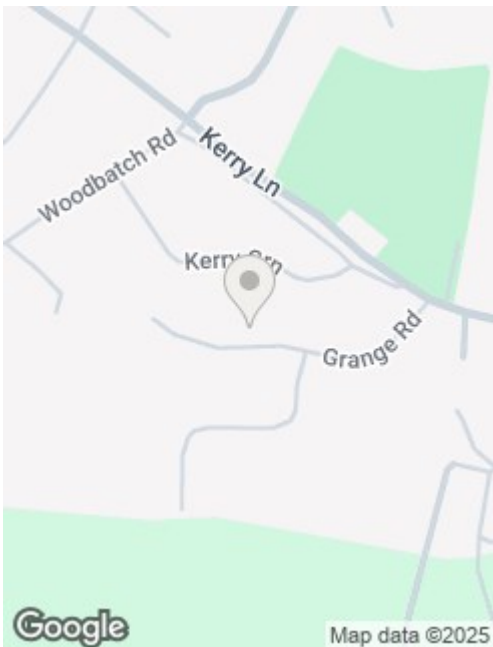
Upon entering, you are greeted by a lovely light living room featuring an inviting open fire, perfect for cosy evenings. Adjacent to this, a separate reception room currently serves as a playroom, providing a versatile space that can easily adapt to your family's needs. The large breakfast kitchen is a highlight, complete with a fantastic utility room that includes plumbing for a washing machine and a separate W.C., ensuring convenience in daily living. The family bathroom is thoughtfully designed, featuring both a spacious shower and a separate bath, catering to all preferences.

Outside, the rear garden is a true gem, featuring an astro turf area equipped with play equipment for children, alongside a grassed area that includes a garden shed. For pet owners, there is a dedicated dog run and kennel, ensuring your furry friends have their own space.

Parking is a breeze with a driveway for at least two large vehicles, complemented by a grassed area for added outdoor enjoyment. The property is conveniently located within walking distance to local schools, a leisure centre, and the town centre, making it an ideal choice for families. Additionally, a lovely play park nearby adds to the appeal of this fantastic family home. This property truly offers a perfect blend of comfort, convenience, and community living.







Directions

From the A488 (Love Lane) turn right onto Brampton Road and continue straight for 0.2 of a mile then before the road turns to the right take a slight left onto Kerry Lane. In 170 yards turn left onto Grange Road and in 130 yards the property will be found on your right.

Services: We understand that the property has Oil fired central heating, mains electric, Mains water, and mains drainage. Underfloor heating in the utility room and open fire in the living room. Solar panels with remaining lease for your convenience.

Broadband Speed: Basic 17Mbps, Superfast 80 Mbps and Ultrafast 950 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

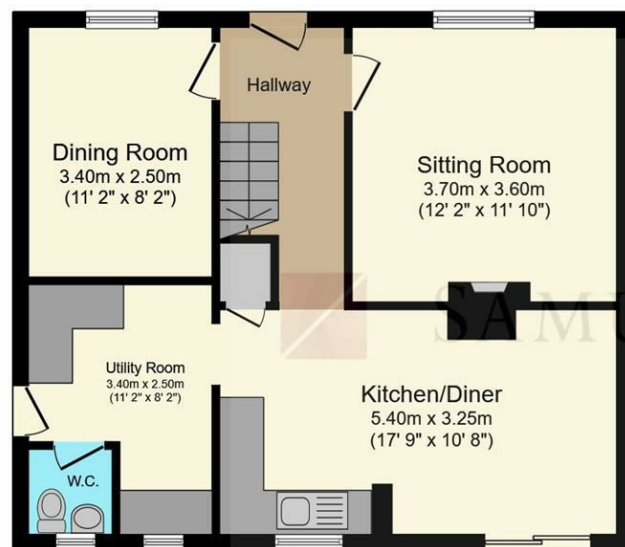
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

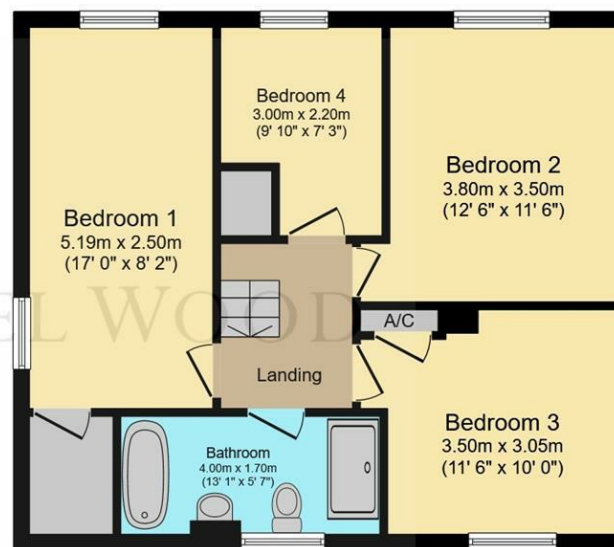
Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







Ground Floor
Floor area 55.2 sq.m. (594 sq.ft.)



First Floor
Floor area 55.2 sq.m. (594 sq.ft.)

Total floor area: 110.4 sq.m. (1,188 sq.ft.)

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

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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