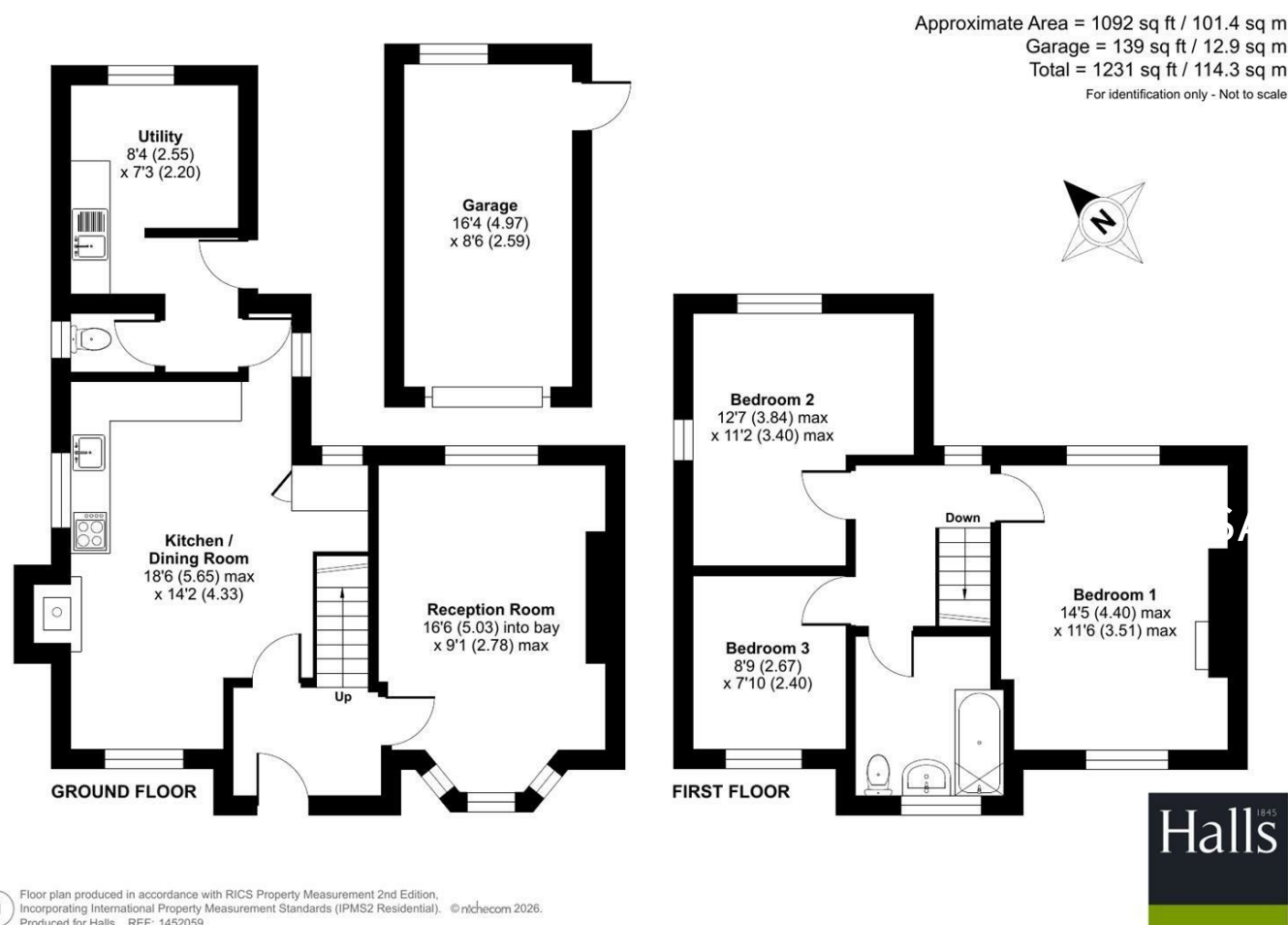


FOR SALE

35 Corporation Street, Bishops Castle, Shropshire, SY9 5AL

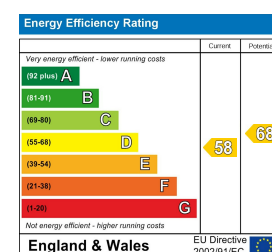


35 Corporation Street, Bishops Castle, Shropshire, SY9 5AL

**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



Situated in the charming town of Bishops Castle, this delightful semi-detached family home boasts three well-proportioned bedrooms, a spacious living room and an open-plan kitchen/family room complete with a bathroom, utility, rear hall and a guest WC. Outside, are the private rear gardens & patio areas ideal for al fresco dining. The property offers ample off-road parking and a single detached garage. in a popular and convenient part of the town.



01588 638 755

**Bishops Castle Sales**

33B Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A well built semi detached family home
- Comprising 3 bedrooms, open-plan kitchen/family space and living room
- First floor Bathroom, ground floor guest wc, utility and rear hall
- Gardens to front & back with private rear patio areas
- Ample off road parking and single garage
- Convenient and popular setting close to amenities

#### DIRECTIONS

from Halls offices, proceed down Church Street and at the Church turn right at the Six Bells onto Kerry Lane. Continue up the bank and take the first turn on the right onto Corporation Street. Number 35 is found on the left hand side.

What3words: ///mistress.tadpole.bronze

#### SITUATION

The property is found in one of the most popular locations in the town on a traditional development of similar properties. situated in a most convenient position, close to the heart of the town, it is just a short walk to the main streets of Bishops Castle which offers an excellent range of local amenities, primary and secondary schools and other services whilst also being accessible to the surrounding countryside, most of which is designated as being of Outstanding Natural Beauty. The larger towns of Shrewsbury and Ludlow are both within comfortable driving distance and have access to the national road and railway network.

#### DESCRIPTION

Situated in the charming town of Bishops Castle, this delightful semi-detached family home on Corporation Street offers a perfect blend of comfort and style. Built post world war II, this well-constructed brick property spans an impressive 1,100 square feet, providing ample space for family living.

Upon entering, you are welcomed into the hallway which leads off to a spacious living room that sets the tone for the rest of the home with windows front and rear. The open-plan country-style kitchen and family room is ideal for both entertaining guests and enjoying family meals. The kitchen is designed with functionality in mind, making it a wonderful space for culinary creativity.

This residence boasts three well-proportioned bedrooms, some with views beyond the town towards the Longmynd, ensuring that there is plenty of room for family members or guests. The bathroom is conveniently located on the first floor, and there is also a utility room, rear hall and a guest WC to the ground floor, adding to the practicality of the home.

The property features a charming mix of quarry tile and exposed timber floors, which enhance its character and warmth. Outside, you will find a front garden and a larger private rear garden, perfect for enjoying the outdoors. The patio areas are ideal for al fresco dining or simply relaxing in the sun. Additionally, the property offers off-road parking for up to three vehicles, including a single detached garage, providing ample storage.

Situated in a convenient and popular area of town, this home is close to local amenities and offers a welcoming community atmosphere. This property is a wonderful opportunity for those seeking a family home in a convenient setting. The house has oil central heating with a supplementary wood burner and is double glazed.

#### GENERAL REMARKS

##### ANTI MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating and wood stove. None of these services have been tested.

##### COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

##### VIEWINGS

By appointment through Halls, 33b Church Street, Bishops Castle SY9 5AD. Tel: 01588 638755