

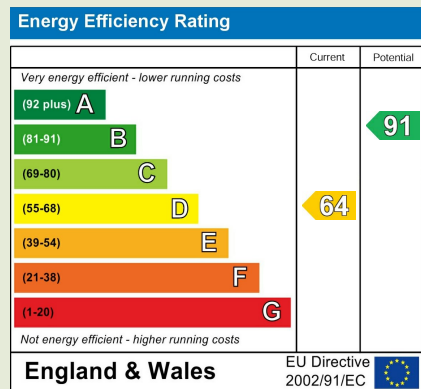
For illustrative purposes only. All measurements approx. Not to scale



Halls

18 OAK MEADOW

BISHOPS CASTLE | SHROPSHIRE | SY9 5PA



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



BISHOPS CASTLE SALES

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

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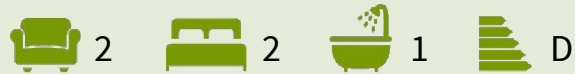


A much improved and extended mid terraced house in a convenient and popular residential part of this historic market town. Presented in good condition, this compact home offers accommodation of 2 bedrooms, bathroom, kitchen, living room and conservatory. Private parking is to the front with manageable garden to the rear. Perfect for the first time buyer or as an investment to let.

Offers in the region of £159,950

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Mid terrace House
- Improved and extended
- 2 bedrooms
- Parking and garden
- In convenient location
- Ideal first time buy/ investment property

GENERAL REMARKS

18 Oak Meadow has been improved and extended to produce a warm, cosy home, ideal for the first time buyer.

The living quarters provide 2 bedrooms, one with a space saving raised single bed and a contemporary bathroom with electric shower over the bath. The living room, with a multi fuel stove, opens out into a glazed conservatory giving an added dimension to the house. The kitchen, whilst compact, has good usable space, as does the rest of the house, with several cupboards tucked away to make the best use of storage space.

Outside to the front is an off road road parking space with to the rear, a lawned garden with edging raised beds, wood storage and shed.

The property is double-glazed and has an oil central heating system, which is seldom used when the wood burner is operating.



SITUATION

The house is situated in a popular residential area of the town and has a primary school close by with only a short walk to the main High Street and the excellent range of shops and services. The larger towns of Shrewsbury and Ludlow are within comfortable distance and provide a wider range of facilities and access to the national road and rail network.

ENTRANCE LOBBY

Carpet, boiler cupboard with storage and an oil boiler, double glazed door to outside and glazed door to:

ENTRANCE HALL

Laminate floor, radiator, coat hooks, open doorway into:

KITCHEN

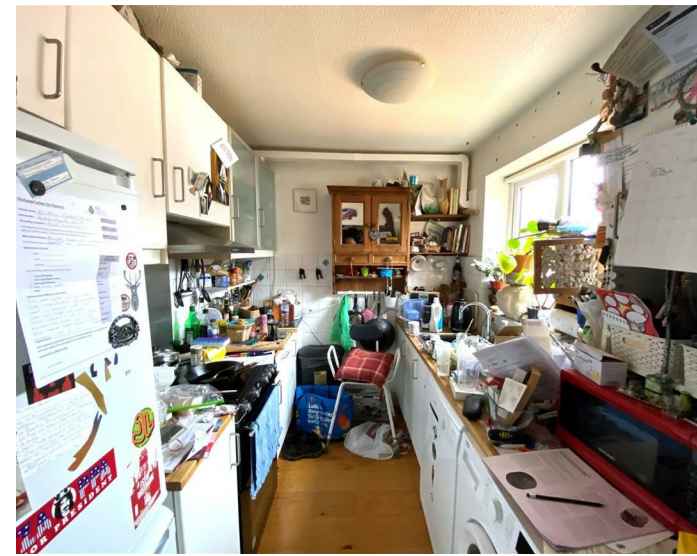
8'7" x 7'0"

Engineered oak floors, range of base and wall units with work tops, stainless steel sink unit, electric hob and oven with extractor above, track lighting, double glazed windows to front, part tiled walling, space and plumbing for dishwasher and washing machine and space for upright fridge/freezer.

LIVING ROOM

16'4" x 11'9"

Finished with laminate flooring, fireplace inset with a multi fuel stove on a tiled hearth and wood mantelpiece. Fitted storage cupboards to one wall, radiator, corner shelving, under stairs space with discreet lighting points. Double doors into:



CONSERVATORY/DINING ROOM

10'9" x 10'6"

With double-glazed panels and double doors into the garden, laminate floor, radiator, electric power point, polycarbonate roof and pendant and wall light.

A staircase rises from the living room to the First Floor Landing with laminate floor, built-in cupboard above staircase, access to loft space,, airing cupboard with hot water cylinder and immersion heater.

BEDROOM 1

10'0" x 8'5"

Southerly facing double-glazed window with country views beyond the town, laminate floor, radiator, recessed open cupboard and raised enclosed cupboard.

BEDROOM 2

10'4" x 6'4"

With double-glazed windows to the front, laminate floor, raised single bed with bed/desk space below, recessed wardrobe and radiator.

BATHROOM

9'0" x 4'9"

Comprising a white suite of panelled bath with 'Triton T70' shower and screen. Modern WC and wash basin, fitted shelving and cupboard storage, large plate mirror, extractor fan and opaque double glazed window to the front.

OUTSIDE

To the front is a car parking space. To the rear is a separate pedestrian access with small lawn and paved patio adjacent to the conservatory, either side are retained bedding areas, oil tank, timber shed and covered wood stores.



SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. Multi-fuel stove and double glazing.

NOTE: None of the services or installations have been tested by the agents.

COUNCIL TAX

Band A - Shropshire Council

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone 01588 638755.

DIRECTIONS

At the bottom of Church Street turn right onto Kerry Lane and proceed up the hill taking the last turn on the right onto Coricks Rise and Oak Meadow. Continue past the primary school to the bottom of the hill and turn right and the property is found on the right.

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.