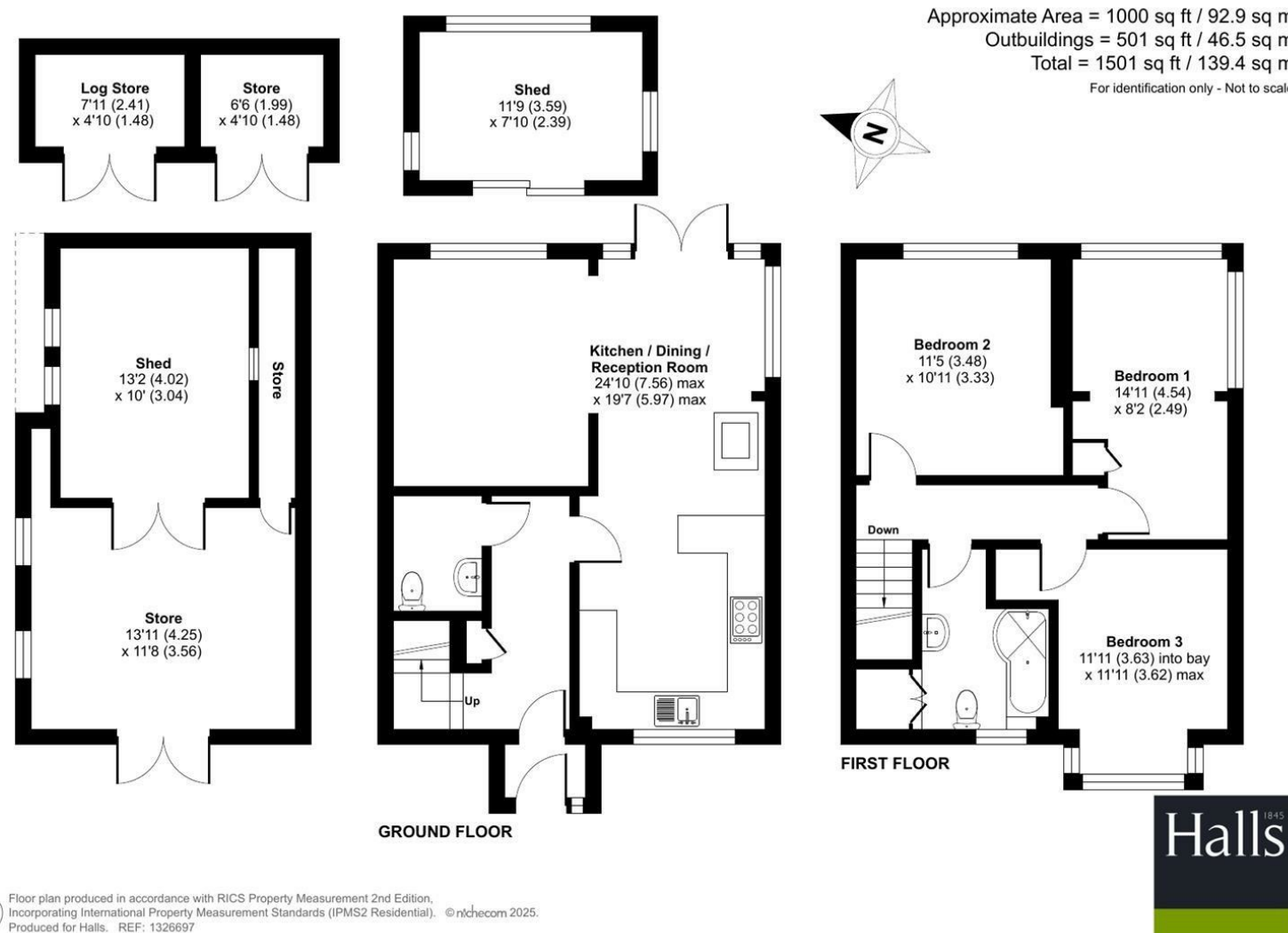


FOR SALE

16 Drews Leasow, Bishops Castle, Shropshire, SY9 5EW

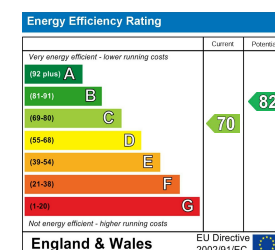


16 Drews Leasow, Bishops Castle, Shropshire, SY9 5EW

**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



An attractive semi-detached house in a popular edge of town setting and comprising 3 bedrooms, open plan kitchen, dining room and living room, bathroom WC/utility and hall. Outside to the front is ample parking and patio terrace and gardens to the rear.

Available on a shared ownership basis of 25% and subject to local housing criteria



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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01588 638 755





- Modern semi-detached house
- Popular edge of town setting
- 3 bedrooms and bathroom
- Open plan kitchen, dining and living room
- Walking distance of amenities
- 25% shared ownership
- Gardens and off road parking

TENURE

The property is available on a shared ownership basis and is offered at a 25% equity share, subject to an affordable assessment and a local connection to Shropshire. Shares can sometimes be increased or staircased to a maximum of 80%. On the current share, the owners pay £538 in rent, £7.69 service charge, £7.00 sinking fund and £19.30 insurance.

ENTRANCE PORCH

4'3" x 2'9" (1.3m x 0.85m)  
With glazed sides and entrance door.

ENTRANCE HALL

12'4" x 4'2" (3.77m x 1.29)  
With laminate wood floor, staircase to first floor and electric meter cupboard.

UTILITY/WC

6'0" x 4'10" (1.85m x 1.48m)  
With tiled floor, low flush WC, wash basin and plumbing for a washing machine.

OPEN PLAN KITCHEN/DINING & LIVING ROOM

KITCHEN

10'5" x 9'7" (3.20m x 2.94m)  
With laminate wood floor, electric 'Leisure' cooking range, wood worktops with cupboards below and inset with a stainless steel sink unit, matching wall cupboards, stainless steel cooker hood above range, strip lighting and window to the front.

DINING ROOM

13'9" x 9'7" (4.2m x 2.94m)  
With laminate wood floor, Clearview stove on a brick hearth, full height glazing to two walls with patio doors to garden. Archway into:

LIVING ROOM

10'4" x 12'1" (3.15m x 3.69m)  
With laminate wood floor and three quarter height windows to rear garden.

LANDING

2'11" x 12'10" (0.90m x 3.92m)  
Carpeted staircase rises from the entrance hall to the carpeted landing, access to loft space.

BATHROOM

9'5" x 6'5" (2.89m x 1.97m)  
With tiled floors, P-shaped bath with mixer shower above and screen. Wash basin, WC, part wall tiling, electric towel rail, recessed storage cupboard and extractor fan.

BEDROOM3

10'11" x 11'5" (3.34m x 3.49m)  
With fitted carpet and three quarter length windows to the rear.

BEDROOM 1

9'6" x 8'11" plus 5'6" x 2'7" (bay) (2.92m x 2.72m plus 1.7m x 0.81m (bay))  
With fitted carpet and bay window to the front.

BEDROOM 2

14'11" x 8'11" (4.55m x 2.73m)  
With fitted carpet three quarter length corner windows to two elevations over the rear gardens.

OUTSIDE

To the front, the property is approached off the public road by a long brick pavioured drive to the side of the house, suitable for several vehicles. To the front is a lawned area with central path. A gate at the side gives access to the rear paved patio, close to the house with glazed door into the kitchen/dining room. A short brick retaining wall and wicket fence separate the slightly raised garden area with slate chipped path and lawn area leading to the summer house (2.41m x 3.58m) with power and light, glazed doors and mono pitch roof. Adjacent are two connecting timber built sheds with profile sheet roof with power and light (3.58m x 4.15m and 3.98m x 2.88m). To one side is a mono pitch timber wood store.

SERVICES

Mains water, electricity and drainage are connected. Multifuel stove and electric heaters and double-glazed.

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

COUNCIL TAX

Shropshire - Band B.

VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD.  
Tel: 01588638755. Email: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)

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.

GENERAL REMARKS

No. 16 Drews Leasow forms one of a select development of characterful modern homes set on the edge of this thriving rural town in the heart of South Shropshire. It provides well planned accommodation of 3 bedrooms and bathroom to the first floor and open plan kitchen diner and living space with WC/utility and hall to the ground floor. Many rooms have large glazed sections which let the light flood in with a large off road parking space to the side and a private rear patio and lawn to the rear. A useful double shed and summerhouse may also be available by negotiation.

SITUATION

It is set on the edge of Bishops Castle with excellent long range views at the front over rolling countryside. Occupying a relatively peaceful position, it is only a few minutes walk into the town and the good range of local services on offer. The larger towns of Shrewsbury and Ludlow are within comfortable driving distance.