

BOWEN

PROPERTY SINCE 1862



Offers in the region of £225,000

7 Bull Lane, Bishops Castle, Shropshire, SY9 5DA

🏠 2 Bedrooms

🚿 1 Bathroom

7 Bull Lane, Bishops Castle, SY9 5DA



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Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

A two bedroom mid-terrace cottage which has recently been fully renovated to a modern contemporary style yet retains a host of original features. The property is situated in the historic market town of Bishop's Castle on the edge of the Shropshire Hills, a designated Area of Outstanding Natural Beauty. As well as deceptively spacious living accommodation, the property also benefits from a rear garden, off-road parking and has recently been re-wired with new electric heaters and uPVC double glazing throughout. An early viewing is highly recommended.

Location: The property is situated in the heart of the historic market town of Bishop's Castle, close to the town's excellent range of amenities and facilities including shops, primary and secondary schools, public houses, leisure centre and doctors' surgery. Easy access onto the A488 provides a direct route to the County Town of Shrewsbury and the motorway network beyond. The town is surrounded by picturesque countryside and is located on the edge of the Shropshire Hills, a designated area of Outstanding Natural Beauty. There is a good local bus service and a main line train station is located in nearby Craven Arms, with direct services to North & South Wales and Manchester.

Accommodation

The property is constructed of rendered stone and brick and the accommodation comprises:

Front Porch: With partly glazed door into:

Lounge/Dining Room: Wood burner set on a marble hearth with timber mantel. Electric heater, vinyl floor, exposed beams to ceiling, steps into:

Rear Hall: With stairs to first floor, electric heater, glazed door and side panel to rear garden.

Kitchen: Newly installed kitchen with matching base and eye level wall cupboards, worktop over with matching breakfast bar. Integrated electric oven/grill, 4 ring induction hob with stainless

steel extractor hood over. 1½ bowl sink and drainer with mixer tap over and electric water heater below. Space and plumbing for a washing machine and slimline dishwasher, electric heater, space for fridge freezer, spotlights to ceiling.

Stairs to First Floor Landing:

Bedroom 1: With original fireplace, electric heater, integrated wardrobe.

Bedroom 2: Electric heater.





Shower Room: Newly installed suite comprising shower cubicle with two headed electric shower, wash hand basin and low level WC with vanity cupboard below. Fitted wall units, extractor fan, spotlights to ceiling, tiled floor with underfloor heating and heated towel rail.

Outside: The front of the property is approached via steps off Bull Lane with paving and shrub beds to either side. The rear garden has a lawn area with sleeper sides.

Parking Area: The property has a gravelled off-road parking area with access back onto Bull Lane.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed the property is connected to mains electricity, water and drainage. Fibre broadband is also connected and has mains electric smoke/heat detection system.

Council Tax: To be confirmed

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

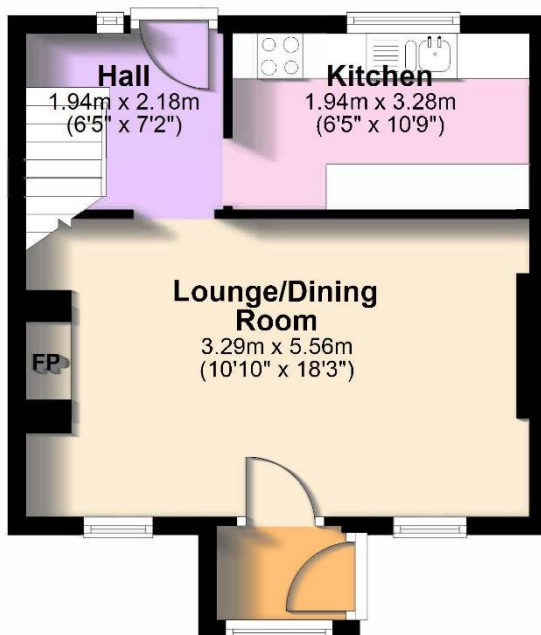
EPC: EPC rating: 55 (D)

Directions: From the A488, turn onto Schoolhouse Lane towards Bishop's Castle, take the first turning on the right onto Bull Lane, continue up the hill and the property will be found on the left hand side identified by the Agent's For Sale board.



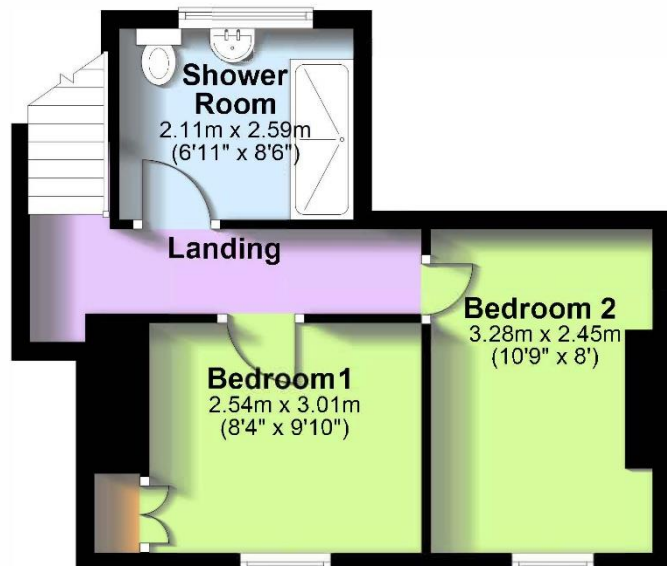
Ground Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.