



## 105 OAK MEADOW

BISHOPS CASTLE | SHROPSHIRE | SY9 5PE







Located on a modern development is this delightful semi detached house which offers energy efficient, spacious and well planned accommodation of 3 bedrooms, kitchen, living room, family bathroom and separate wc. Outside is ample parking and enclosed rear garden. It offers an excellent location on the edge of this historic town within walking distance of amenities.

LOCAL CONNECTION TO BISHOPS CASTLE REQUIRED.

**50% Shared Ownership £125,000**



 1  3  1  B

- Set on a modern development
- 50% shared ownership
- Local connection to Bishop Castle required
- Kitchen, living room and WC
- 3 bedrooms and bathroom
- Ample parking and enclosed rear garden

## 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 and proceed straight ahead. Before you reach the dead end, turn left and the property will be found on the left hand side towards the top of the bank.

## SITUATION

The property is located on the western fringe of this historic market town. It is within walking distance of its many amenities and services, which include the primary and secondary school, an excellent range of shops, cafes, doctors and dental surgery's, pubs and church. The surrounding area is made up of beautiful countryside for which this part of South Shropshire is well known. The county town of Shrewsbury is 25 miles north and Ludlow is 20 miles south east.



## DESCRIPTION

Built to exacting standards, the house is marketed towards people with a housing need and a local connection to Bishop's Castle. The house has been well cared for by the current owners and offers well planned accommodation of a kitchen, living room/diner, hallway, separate WC, 3 bedrooms and a family bathroom. Outside are open gardens to the front and a good sized, enclosed rear garden and patio with ample off road parking at the side. The accommodation is more particularly described as follows:

## HALLWAY

With laminate wood effect flooring and door to:-

## KITCHEN

Well fitted with a range of white base and wall cupboards, worktop inset with electric hob, oven and extractor, modern sink unit and space for appliances.

## GUEST WC

Low flush unit and wash basin.

## LIVING ROOM/DINER

A lovely light room with a laminate wood effect floor, windows to side and french doors to the gardens and patio. A fitted wall unit with flame effect fire, shelving and TV space.

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

With a white suite of bath with shower over, wash basin and WC.



## OUTSIDE

To the front is an open lawned area, with a tarmac parking drive to the side, suitable for at least 3 vehicles. To the rear is an enclosed lawn and patio with views over open fields and storage to one side.

## GENERAL REMARKS

### AGENTS NOTE

The property is leasehold and is marketed towards people with a housing need and a local connection to Bishops Castle. It is subject to the following charges:

Rent - £284.48 pcm

Building insurance - £19.30 pcm

Sinking fund - £6.10 pcm

Service charge - £0.52 pcm

A total payment of £310,40 to Connexus

## 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.

## TERMS OF LEASE

99 years from and including 29 January 2021.

## SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

## COUNCIL TAX

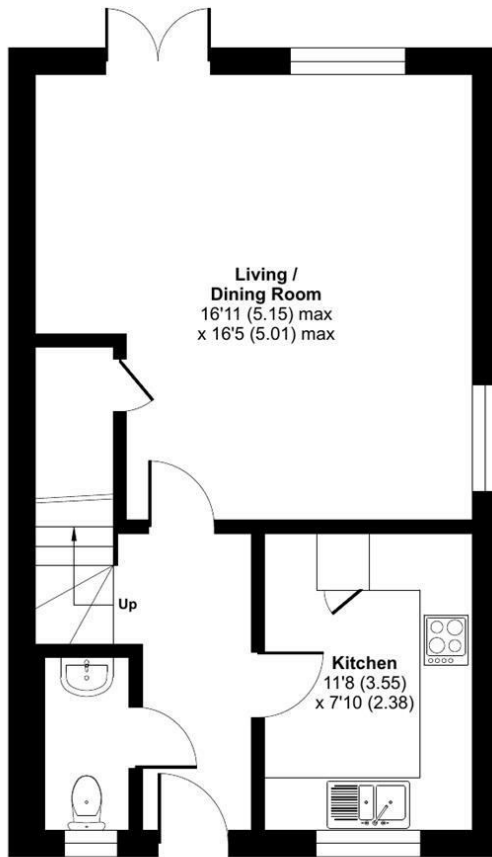
The property is in Council Tax band 'C' on the Shropshire Council Register.

## VIEWINGS

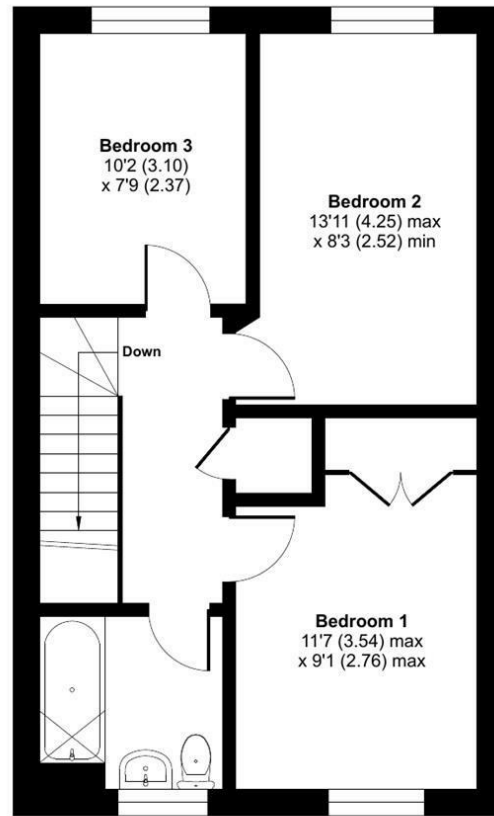
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 932 sq ft / 86.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Halls. REF: 1404258

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	
EU Directive 2002/91/EC	
England & Wales	

**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

☎ 01588 638 755 ✉ [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)

➡ [www.hallsgb.com](http://www.hallsgb.com)



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.