



SAMUEL WOOD

22 Colebatch, Bishops Castle, SY9 5JY  
Offers In The Region Of £210,000



# 22

## Colebatch, Bishops Castle, SY9 5JY



- Fantastic Investment Opportunity or First Time Buyer Property
- Fully Modernised, Double Glazed and New Oil Boiler Installed
- Gardens Front and Rear
- Wonderful Local Primary and Secondary Schools located in Bishops Castle
- Lovely Rural Location, with Local Amenities Nerby
- Private Parking
- Fabulous Views
- EPC Band D

Samuel Wood are pleased to present this delightful terraced house presents an excellent opportunity for both first-time buyers and investors alike Located in the charming village of Colebatch, near Bishops Castle this property boasts two generously sized double bedrooms, providing ample space for a small family or those seeking a quiet retreat. The well-appointed kitchen with Everhot Range Cooker and inviting living room create a warm and welcoming atmosphere, perfect for entertaining or enjoying quiet evenings at home. The lovely fire place with log burning stove adding to that character and practicality.

The recently refitted shower room adds a modern touch, ensuring comfort and convenience. Additionally, the front and rear porches are practical features, ideal for storing muddy boots and coats after a day spent exploring the stunning surrounding countryside. Outside, you will find a well situated garden shed complete with a log store, perfect for those who appreciate the charm of the cosy fire.

One of the standout features of this property is the good-sized front and rear gardens, offering a lovely outdoor space to enjoy the fresh air and picturesque views. Furthermore, the rare benefit of a dedicated parking space in Bishops Castle adds to the appeal, making this home not only practical but also highly desirable.

There are plenty of storage cupboards throughout the property meaning all your belongings have a place to be stored away from watchful eyes. This property has recently benefitted from new double glazing throughout and a new external Worcester Bosh oil boiler installed in than last 18 months giving you more peace of mind.

With fabulous views from both the front and rear, this property truly captures the essence of rural living. Whether you are looking to invest or seeking your first home, this terraced house in Colebatch is a wonderful choice that combines comfort, convenience, and scenic beauty. Don't miss the chance to make this charming property your own.







## Directions

The property is located in the lovely village of Colebatch. Please find the property using what3words [///appealing.printouts.holly](http://appealing.printouts.holly)

Services: We understand that the property has Oil fired central heating, mains electric, mains water, private drainage via. septic tank.

Broadband Speed: Basic 15Mbps, Superfast 30 Mbps

Flood Risk: High

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

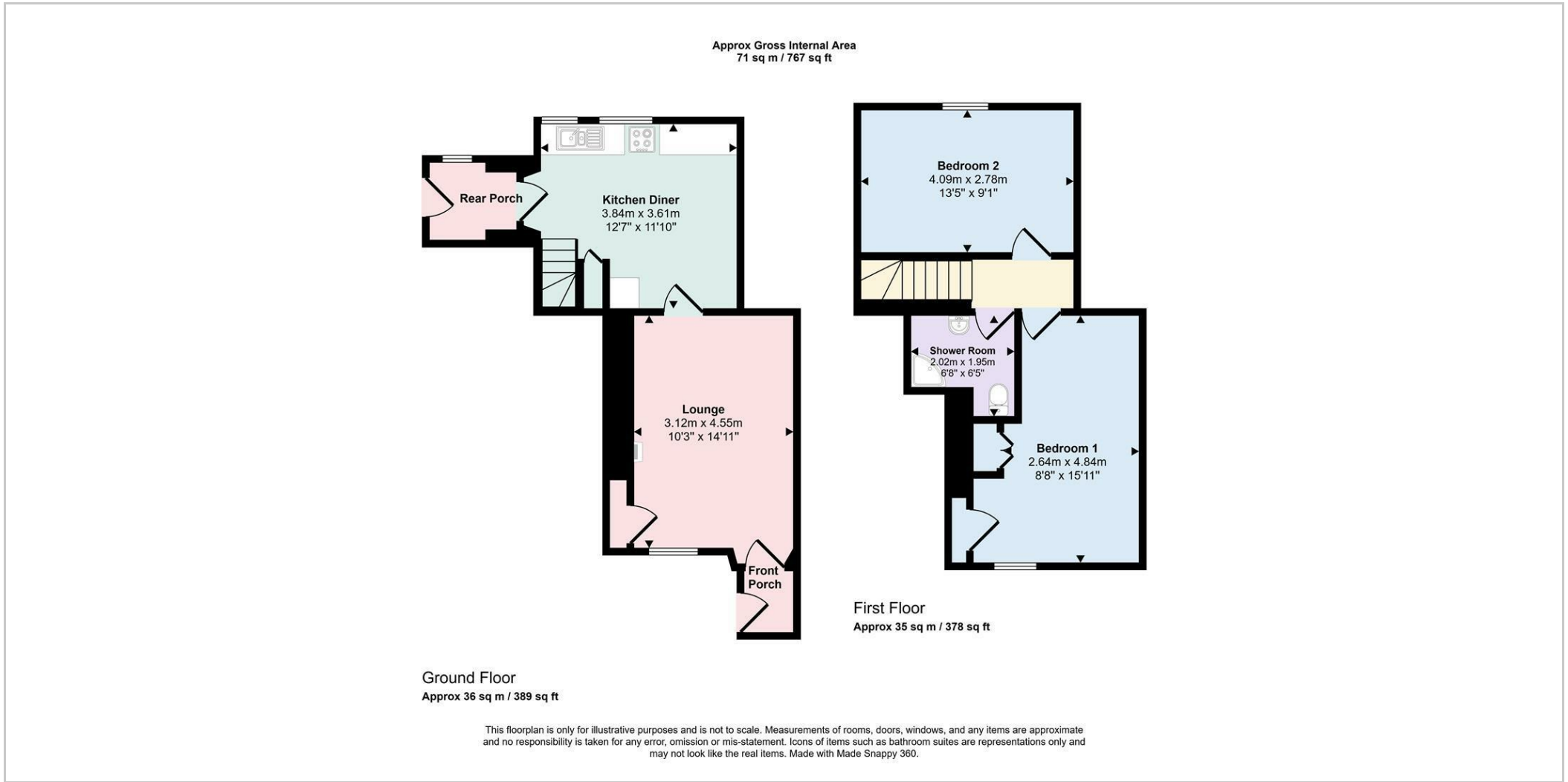
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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