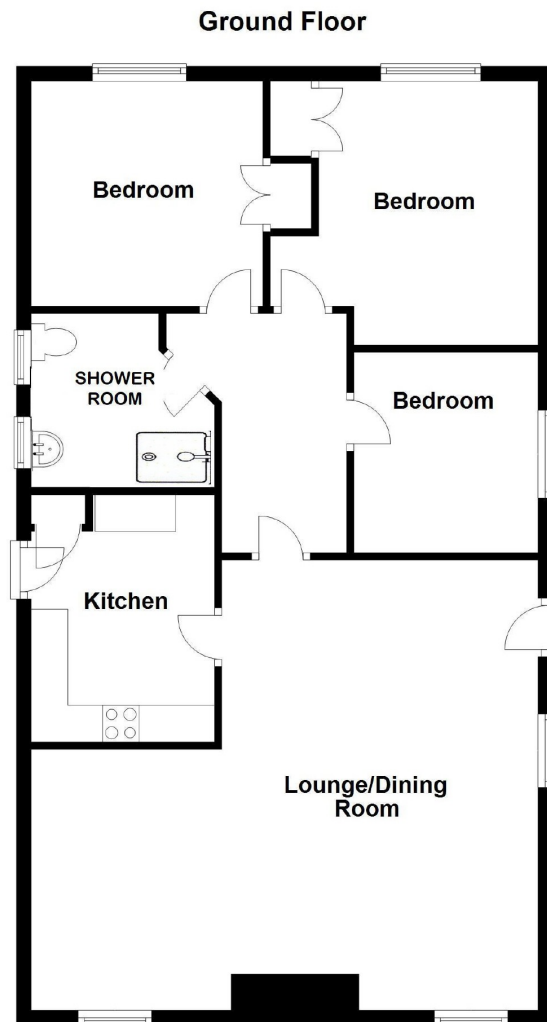


7 The Ridge, Bishops Castle, Shropshire, SY9 5AB



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £305,000

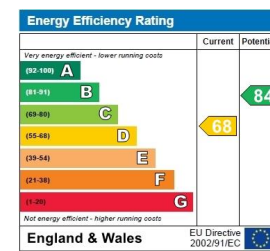
7 The Ridge,
Bishops Castle, Shropshire, SY9 5AB

A spacious detached bungalow which has been extensively refurbished and improved to provide comfortable and contemporary accommodation of 3 bedrooms, shower room, kitchen and large lounge/dining room. Good sized private rear gardens with terrace patio and single garage. Quiet edge of town location with views to the hills but within walking distance of town amenities.

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 Ratings



01588 638 755

Bishops Castle office:
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E. bishopscastle@hallsgb.com



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Shrewsbury (23 miles),
Ludlow (19 miles)
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Spacious detached bungalow**
- **Extended, refurbished and improved**
- **3 bedrooms, shower room**
- **Large lounge/dining room**
- **Good sized private rear gardens**
- **Garage, parking for several cars**

GENERAL REMARKS

This detached bungalow has been extensively refurbished by the current owners, who have invested a great deal of time and effort to elevate a standard bungalow into something more appealing and contemporary. A brand new kitchen and shower room has been installed together with new carpets, complete re-decoration and re-modelling of the gardens, particularly to the rear which have been turfed and provide a large terrace patio and lawns, ideal for enjoying time outside and the views to the distant open fields and hillsides.

A further interesting note is the photo-voltaic panels to the roof which are a welcome income stream, attracting an annual feed in tariff for the new owners which currently brings in approximately £180 per month.

SITUATION

No. 7 forms one of a small development of detached bungalows on the edge of this historic market town. Whilst it enjoys a location of peace and tranquility, it is still within walking distance of the towns eclectic range of shops, amenities and facilities. The great outdoors is literally on your

doorstep, with much of the surrounding area officially classified as being of outstanding natural beauty.

The larger towns of Shrewsbury and Ludlow, are within comfortable driving distance and offer a more comprehensive range of services and access to the national road and rail network.

ACCOMMODATION

Naturally arranged over one floor, the much improved accommodation has been re-carpeted to most rooms with new shower and kitchen, floor coverings, new internal doors and tastefully re-decorated throughout.

A uPVC entrance door with side light opens into:

LOUNGE/DINING ROOM

6.86m x 6.17m (22'6" x 20'3")

(L-shaped)

A light, spacious room with fitted carpet, feature fireplace with pine wood mantle, tiled hearth and inset with flame effect fire. Two radiators, windows to front and side and thermostat.

KITCHEN

3.12m x 2.79m (10'3" x 9'2")

Newly fitted with an extensive range of contemporary units with ample worktops, base and wall cupboards, space for slot-in oven with stainless steel back and cooker hood above. New stone tile effect vinyl flooring, heating programmer, track lighting, space for appliances, cupboard housing central heating boiler and PV switch gear and uPVC door to outside.

An internal door leads from the lounge to an inner hall with fitted carpet and doors to:

SHOWER ROOM

Again, completely re-fitted to include a large corner cubicle with shower boards, sliding screen and new 'Mira' electric shower, new white WC and pedestal wash basin, towel radiator and new wood effect vinyl floor

BEDROOM 1

3.51m x 3.00m (11'6" x 9'10")

With windows overlooking the rear garden, fitted carpet, built-in wardrobe and radiator.

BEDROOM 2

3.15m x 3.00m (10'4" x 9'10")

With windows overlooking the rear garden, fitted carpet, built-in wardrobe and radiator.

BEDROOM 3

2.72m x 2.72m (8'11" x 8'11")

With window to the side, fitted carpet and radiator.

OUTSIDE

The property is approached by a long tarmac drive, suitable for parking several vehicles which leads to the semi-detached brick Garage (16'11" x 8'8") with up and over door, electric light and power. To the front is an open lawned area with path across the front and gated access to both sides of the bungalow to the much larger rear gardens. This area has been recently re-turfed

and laid to a manageable open lawn with a large paved terrace the entire width of the bungalow for outside entertaining. Retained by a timber fence and hedging, the back garden has distant views beyond the town to open fields and hillsides. A timber garden shed stands behind the garage.

SERVICES

Mains water, electricity and drainage are connected. Windows and doors are uPVC double glazed. Oil central heating. Several PV panels to roof produce an income which currently averages around £180/month - (verification to be provided by vendor).

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

COUNCIL TAX

Band D.

VIEWING

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

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.