



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 £130,000

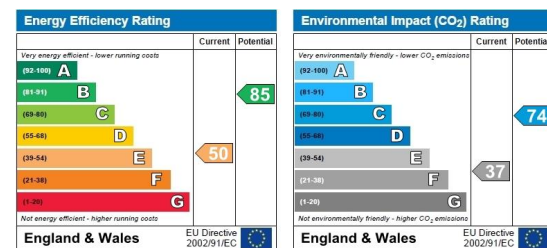
31 Kerry Green,  
Bishops Castle, Shropshire, SY9 5AR

An end terrace house in excellent corner plot in established residential area of the town and within walking distance of all local amenities. Requiring some refurbishment and comprising 2 double bedrooms, living room, shower room and open plan kitchen/diner/utility. Good sized private gardens and quiet setting. Ideal first home or buy to let.

**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:**  
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Shrewsbury (23 miles)  
Ludlow (19 miles)  
(All distances approximate)

  
1 Reception  
Room/s

  
2 Bedroom/s

  
1 Bath/Shower  
Room/s



- An end terrace house in excellent corner plot
- 2 double bedrooms, living room, shower room
- Open plan kitchen/diner/utility
- Good sized private gardens
- Within walking distance of all local amenities
- Quiet setting

**GENERAL REMARKS**

31 Kerry Green is a traditional end terrace house on an established residential estate of similar homes just a few minutes walk from the town centre of Bishops Castle.

It comprises spacious accommodation of two double bedrooms and shower room to the first floor with living room and open plan kitchen/diner/utility to the ground floor. Outside are good sized gardens laid predominantly to lawn with a side porch and garden store. The property has the benefit of modern UPVC double glazed windows and doors and oil central heating.

Whilst the house requires some updating, it should provide an ideal opportunity to the first time buyer or investment purchaser to let.

**LOCATION**

Kerry Green is a mix of private and local authority houses which is set just a few

minutes walk from the main centre of Bishops Castle. The town provides a good range of facilities and amenities with the larger centres of Ludlow and Shrewsbury being within comfortable driving distance.

**ACCOMMODATION**

Approached by foot from the pavement and arranged over two floors, the accommodation is described as follows:

**ENTRANCE HALL**

UPVC door, laminate floor, radiator, staircase to first floor and door to:

**LIVING ROOM**

4.75m x 3.86m (15'7" x 12'8")  
Laminate floor, double glazed sliding patio doors to rear garden, open fireplace, shelving to both sides, radiator and under stairs cupboard.

**KITCHEN/DINER**

5.74m x 2.77m (18'10" x 9'1")  
A good space with stainless steel sink unit, range of white faced base and wall units, laminate floor, plumbing for a washing machine, part wall tiling, UPVC double glazed windows to side and rear garden, recessed pantry, radiator and glazed door to:

**PORCH**

1.80m x 1.19m (5'11" x 3'11")  
Painted concrete floor, 'Grant' oil fired boiler, UPVC double glazed window and doors over the side garden.

A carpeted staircase rises to the first floor landing with UPVC double glazed window, radiator, heating programmer and airing cupboard with hot water cylinder and shelving.

**SHOWER ROOM**

2.36m x 1.68m (7'9" x 5'6")  
Walk-in shower with electric 'Triton T80si' shower, extensive wall tiling, wash basin, WC, radiator, vinyl flooring and extractor.

**BEDROOM 1**

4.83m x 3.40m (15'10" x 11'2")  
A good sized room with UPVC double glazed windows overlooking the garden and beyond the town to open fields, fitted carpet, radiator and recessed wardrobe.

**BEDROOM 2**

3.30m x 3.28m (10'10" x 10'9")  
UPVC double glazed window to the side and over open space, fitted carpet and radiator.

**OUTSIDE**

The property is approached off Kerry green by foot through a wrought iron gate through the front lawn with mature hedge and bushes to the entrance door. A paved pathway leads around to the side with a raised lawn and boundary hedge and on to the rear gardens.

They comprise a paved patio and good sized lawned area with to one side an oil tank and aluminium garden store. At the bottom is a timber shed and mature conifer trees and boundary hedge.

**SERVICES**

We understand that mains water, electricity and drainage are connected. UPVC double glazing and oil central heating is installed.

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

**VIEWING**

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

**COUNCIL TAX**

Band B