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30 Union Street Bishops Castle, SY9 5AJ

- A Character Detached Town Centre 3 Bedroom Cottage • Convenient yet Private Location with Spacious Level Gardens • Former Garage with Potential for Self Contained Annex/Holiday Let • Deceptively Spacious Accommodation with Period Features • **No Chain** • Energy Efficiency Rating: 23 (F) •



£320,000

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30 Union Street is an interesting detached town centre cottage which has deceptively spacious accommodation with period features. The property is offered for sale with no forward chain. The accommodation has scope for further improvement retaining great character. There is a Sitting Room with exposed timbers and a feature multi fuel stove. A separate Breakfast Room leads off with direct access to the gardens and Kitchen. There is a useful Utility Room and Shower Room with 3 Bedrooms on the first floor.

Externally there is a former garage which has been improved and has potential for self contained accommodation in the form of an annex or holiday let subject to obtaining the necessary planning permissions and building regulations approval.

The gardens to the rear enjoy privacy yet the location is convenient for the wide range of local amenities.

Ground Floor:

Timber panelled entrance door opens into

Kitchen/Breakfast Room:

Kitchen: 2.95m x 2.30m (9'8" x 7'7")

Fitted range of base units beneath work surfaces with inset stainless steel single drainer sink with mixer tap. Esse oil fired range set into feature stone wall with exposed oak beam above (providing for central heating, hot water and cooking) inset halogen hob and tiled surrounds, oak strip floor and window to the side.



Breakfast Room: 6.70m x 2.77m (22'0" x 9'1")

A two tier excellent entertaining space with an open outlook over the rear garden, 2 radiators, 2 ceiling light points, windows to the side and rear and french doors leading onto and adjacent patio.



Sitting Room: 3.47m x 3.44m (11'5" x 11'3")

A character room with exposed wall and ceiling timbers, exposed brick and stone chimney breast, Clearview multi fuel stove, pendant and wall light points, parquet floor, alcove storage cupboard housing the hot water storage cylinder.



Inner Lobby:

With boarded floor.

Utility Room: 2.73m x 1.27m (8'11" x 4'2")

Plumbing point for washing machine, radiator, wall shelving and ceiling light point, quarry tiled floor and window to the rear.

Shower Room:

Fully tiled cubicle with electric shower, pedestal wash hand basin, low level W.C., radiator, heated towel rail, slate effect tiled floor, obscured glazed window to the side.



Stairs from the Lobby to

First Floor:**Landing:**

Radiator, pendant light, window to the front.

**Bedroom 1:** 3.82m x 2.44m (12'6" x 8'0")

Radiator, exposed floorboards and purlins, ceiling light point, sash window to the rear garden view.

**Bedroom 2:** 2.96m x 2.76m (9'9" x 9'1")

Radiator, exposed floorboards, pendant light, sash window to the rear.

**Bedroom 3:** 2.76m x 1.88m (9'1" x 6'2")

Radiator, pendant light, loft hatch, raised cabin bed with built under storage, sash window to the rear.

**Former Garage:**

Currently utilised as additional accommodation. **SUBJECT TO OBTAINING PLANNING PERMISSION AND BUILDING REGULATION APPROVAL THERE IS POTENTIAL FOR A SELF CONTAINED ANNEX OR HOLIDAY LET**
THE FORMER GARAGE IS CURRENTLY ARRANGED AS FOLLOWS:

Living/Kitchen Area: 4.70m x 3.42m (15'5" x 11'3")

Fitted with wall and base units beneath high gloss work surfaces, stainless steel single drainer sink with mixer tap, electric cooker point and plumbing point for washing machine, 2 pendant lights, slate effect tiled floor, external door to the front, windows to the front and side.



views of the surrounding hills beyond. Large lawn with timber summer house and the oil storage tank.



Bedroom: 2.56m x 2.50m (8'5" x 8'2")

Continuation of the floor tiling, pendant light, french doors leading to raised balcony.



Shower Room:

Fully tiled cubicle with electric shower, vanity wash hand basin, low level W.C., extractor fan, obscured glazed window.

From the raised balcony steps lead to a gravelled seating area. Useful Outhouse for storage.

Outside:

A right of way to the front of the cottage leads to a wrought iron gate with steps to a flagstone reception area to the side which continues to a large paved patio. The rear garden is generous in size and enjoys a degree of privacy with distant



Services:

Mains electricity, water and drainage. None of the services, appliances, central heating system, chimneys, flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings:

Council Tax Band B (Shropshire County Council) Website Enquiry only.

Energy Performance Certificate:

A full EPC is available on request or by following the link below:-

<https://www.epcregister.com/direct/report/8421-6628-8470-1587-5992>

Viewing:

STRICTLY BY APPOINTMENT through the Selling Agents. Viewing dates will be available and information can be obtained from the Selling Agents.

Negotiations:

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Route Directions:

From our Bishops Castle Office travel down the High Street and turn right by the Co-op convenience store into Harley Jenkins Street. Turn right into Union Street and the property is set back from the road on the right down a short access track.

Morris Marshall & Poole with Norman Lloyd - 01938 554818

DTLJ - 17/10/19.

Website:

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Mortgage Services:

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

