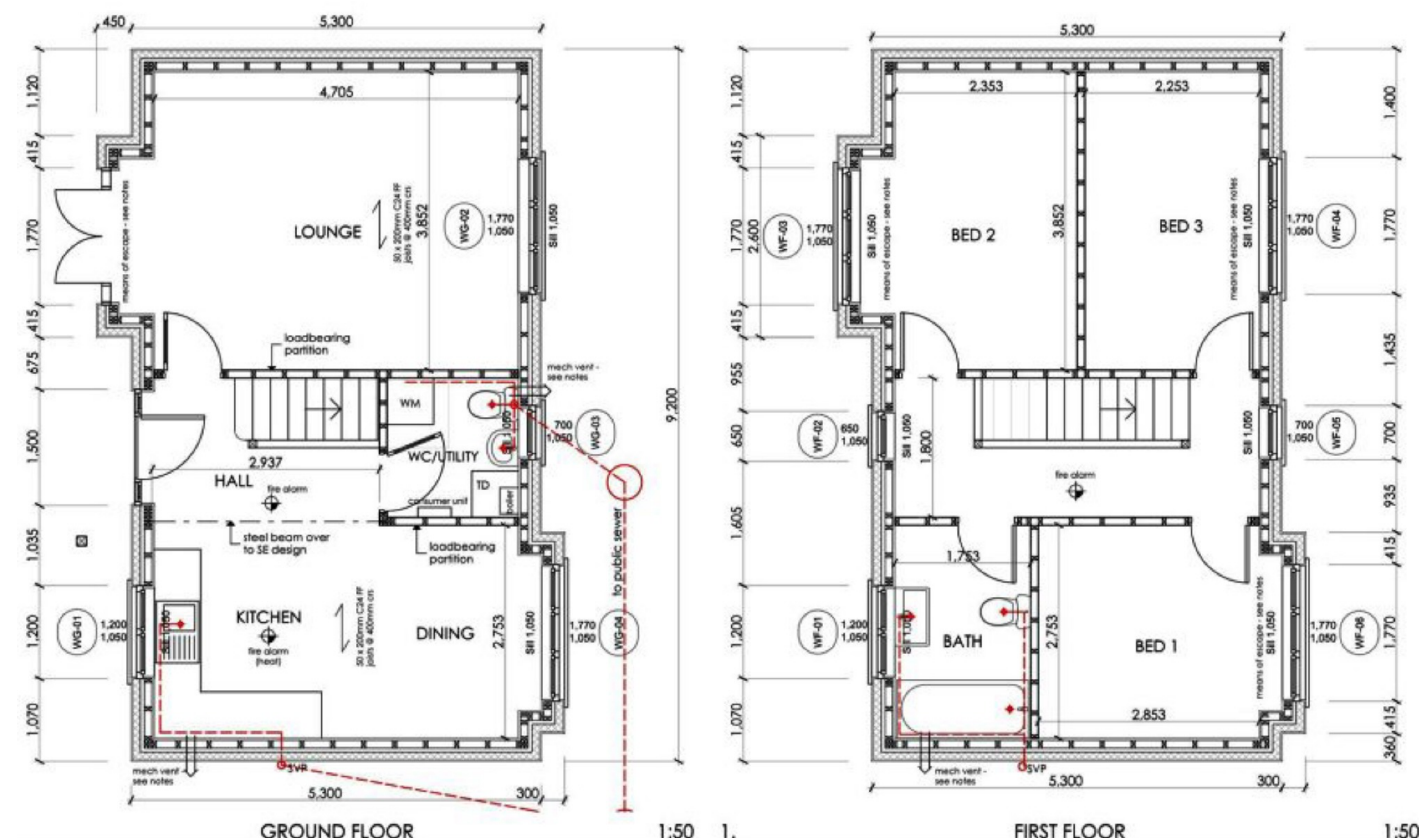


FOR SALE

Plot 1, Kerry Green, Bishops Castle, Shropshire, SY9 5AR



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.

Energy Performance Ratings

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.



01588 638 755

Bishops Castle office:
43 Church Street, Bishops Castle, Shropshire, SY9 5AD
E. bishopscastle@halls.gb.com



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FOR SALE

Offers in the region of £239,000

Plot 1, Kerry Green,
Bishops Castle, Shropshire, SY9 5AR

A beautifully appointed detached new house located in an elevated residential area of Bishops Castle just a short walk from all amenities. Built to exacting standards and contemporary in style, this energy efficient house provides 3 bedrooms, family bathroom, large living room, kitchen/dining room and utility/WC. Outside are level gardens and off street parking.



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



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Built to a high standard
- High energy insulation
- 3 bedrooms, bathroom, utility
- Lounge, kitchen/diner
- Gardens and parking for 2 cars
- Close to amenities

GENERAL REMARKS

Plot 1 Kerry Green is the last of a unique development of 3 detached homes which have been built to an extremely high standard by a team of respected local builders. Offered with a six year architects certificate, the house has been designed to be highly energy efficient and provides contemporary living quarters, which include 3 bedrooms and family bathroom to the first floor and a large living room with French doors to the garden and an open plan dining/ kitchen fitted with attractive units and appliances together with a utility/cloakroom and hallway. Outside to the front is a screened level lawn which leads to the off street double parking space.

LOCATION

The house is set in a popular residential area of the town with rearward views from the first floor beyond to open fields. It is within walking distance of the town's many facilities and amenities. Bishops Castle is in an area of outstanding natural beauty and is within

comfortable driving distance of Shrewsbury and Ludlow.

ACCOMMODATION

Covered entrance with double glazed door and side screens.

OPEN PLAN KITCHEN/DINING ROOM

5.03m x 4.65m (16'6" x 15'3")

Having a window overlooking the rear, radiator. Kitchen with attractively fitted modern range of grey fronted units incorporating single drainer sink unit with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with round edge work surfaces over and having integrated dishwasher beneath, inset 4 ring hob unit with oven and grill beneath and extractor hood over. Deep tiled surrounds and matching range of eye level wall units. Window overlooking the gardens, ceramic tiled floor.

LOUNGE

5.41m x 3.81m (17'9" x 12'6")

A lovely light through room, having window to the rear and double opening French doors leading onto the garden. TV and telephone points, radiator.

UTILITY/SEPARATE WC

1.88m x 1.70m (6'2" x 5'7")

With single drainer sink set into base unit with work surface extending to the side with space

for washing machine. Low flush WC suite, radiator, continuation of tiled floor.

Staircase leads to FIRST FLOOR GALLERIED STYLE LANDING with windows to both front and rear. Access to roof space.

BEDROOM 1

3.81m x 2.97m (12'6" x 9'9")

With window overlooking the garden and beyond the town to open fields, radiator.

BEDROOM 2

3.20m x 2.69m (10'6" x 8'10")

With window overlooking the garden, radiator.

BEDROOM 3

3.84m x 2.06m (12'7" x 6'9")

Again with window to the rear, radiator.

FAMILY BATHROOM

2.69m x 1.73m (8'10" x 5'8")

A well appointed room with contemporary suite comprising panelled bath with direct mixer shower unit over, folding screen, wash hand basin and low flush WC suite. Complimentary tiling, heated towel rail/radiator, window to the front

OUTSIDE

The property occupies a pleasant corner position close to the Town Centre. Approached over a paved pathway which is flanked to either side by lawns and enclosed with wooden

fencing. There is a personal gravelled parking area for two cars.

TENURE

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

SERVICES

Mains water, electricity and drainage are connected. Double glazed and insulated to exceptional standards with an LPG A rated boiler providing the latest in energy and cost saving heating.

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

VIEWING

Strictly by appointment with the agents Halls, 43 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.