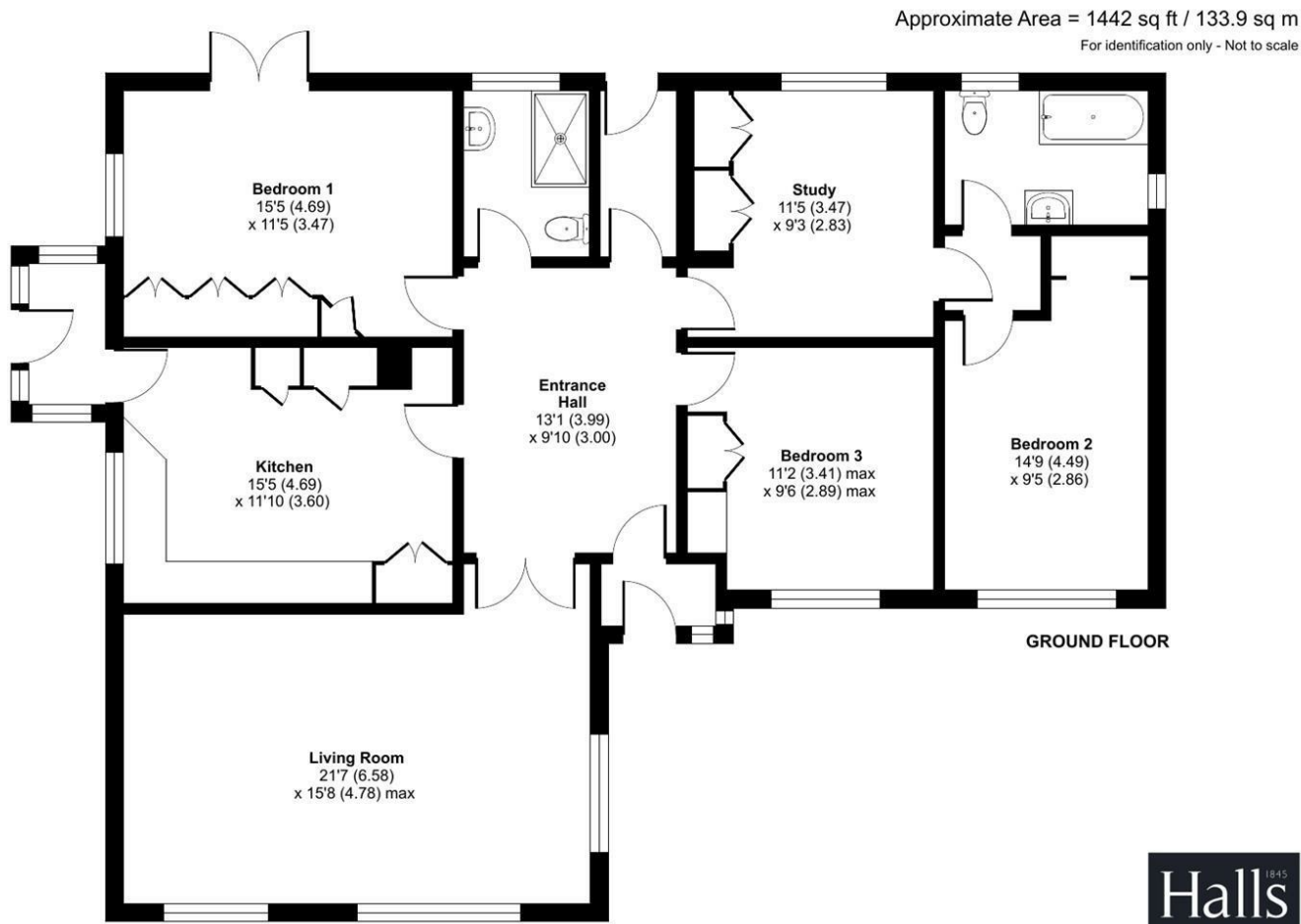


FOR SALE

15 Bowling Green Close, Bishops Castle, SY9 5BA



FOR SALE

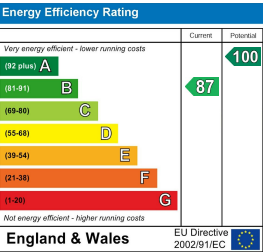
Offers in the region of £450,000

15 Bowling Green Close, Bishops Castle, SY9 5BA

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 Rating



Halls 1845

01588 638 755

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01588 638 755



2 Reception Rooms



3 Bedrooms



1 Bathroom, 1 Shower Room



- A most attractive detached bungalow
- 3 Bedrooms, family bathroom and shower room
- Living room, kitchen, study, large hallway
- Sitting in a sizeable peaceful plot
- Open plan gardens to front, private gardens to rear
- Within a short walk to all the town's amenities

GENERAL REMARKS

15 Bowling Green Close occupies one of the most desirable and exclusive locations in this wonderful and historic market town. One of only 17 on this quiet cul-de-sac, set in large gardens and only a short walk from the town centre, this individual bungalow is worthy of closer inspection. Built in the late 1970's, the accommodation briefly comprises a welcoming and large entrance hall off which all other rooms lie, including the light and spacious living room with windows to three elevations, kitchen/breakfast with access to the side gardens, 3 good sized bedrooms, modern shower room and separate bathroom together with a good study/office which could be adapted to provide a 4th bedroom if required.

A notable feature are the gardens which comprise an open plan section to the front with generous drive and parking area, and a delightful side patio with access to the kitchen porch and to the path which leads into town. To the rear are most private and landscaped gardens which feature a covered patio, ornamental pond and a wide selection of mature shrubs, herbaceous borders and shrubs and useful garden buildings.

SITUATION

Bowling Green Close is situated in a most convenient position, close to the heart of the town but retaining a picturesque tranquility, each occupying a large plot which is rare on any modern development. It is just a short walk to the main streets of Bishops Castle which offers an excellent range of local amenities and services whilst also being accessible to the surrounding countryside, most of which is designated as being of Outstanding Natural Beauty. The larger towns of Shrewsbury and Ludlow are both within comfortable driving distance and have access to the national road and railway network.

ACCOMMODATION

Approached by a private drive and turning area, the accommodation comprises:

ENTRANCE PORCH

Into a:

ENTRANCE HALL

13'1" x 9'10" (3.99m x 3.00m)

A large space connecting to the other rooms with double doors to:

LIVING ROOM

21'7" x 15'8" (6.58m x 4.78m)

With windows to three elevations and views to distant hillsides, feature fireplace, fitted carpet, radiator, WiFi and TV points.

KITCHEN/DINER

15'5" x 11'10" (4.70m x 3.61m)

With a range of timber base and wall units inset with a stainless steel sink unit, four ring electric hob and oven with pull-out extractor, space for table and chairs, window to side patio and porch and recessed pantry cupboard.

BEDROOM 1

15'5" x 11'5" (4.70m x 3.48m)

Currently used as a sitting room but with French windows to the rear gardens. Fitted wardrobes, fitted carpet and radiator.

SHOWER ROOM

Comprising fully tiled walls with a walk-in shower, WC, wash basin and vanity cupboard.

Off the hallway is a short passage with an external glazed door to the rear gardens.

STUDY

11'5" x 9'3" (3.48m x 2.82m)

Overlooking the covered patio and gardens with radiator, fitted shelving and cupboards with further access to:

BEDROOM 2

14'9" x 9'5" (4.50m x 2.87m)

With window to the front gardens, fitted carpet and radiator.

BEDROOM 3

11'2" x 9'6" (3.40m x 2.90m)

With window to the front gardens, fitted carpet, radiator and fitted wardrobe.

BATHROOM

With panelled bath, WC, wash basin, vinyl floor and chrome towel radiator.

OUTSIDE

To the front is the private drive with open lawned gardens with specimen trees and bushes. At the side is a large patio with direct access to the kitchen and the path which leads into town. This leads to the well screened and sizeable rear gardens which feature lawned areas bordered by a variety of mature shrubs, plants and trees.

Along the rear of the bungalow is a covered patio area which can be used all times of the year and overlooking the raised water feature. In addition are some useful buildings including the Greenhouse (12' x 8') timber workshop, tool shed and hobby shed, most of which are tucked away from view.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating and double-glazing are installed. NOTE: None of the services or installations have been tested by the Agents.

VIEWING

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

COUNCIL TAX

Shropshire Council - Band D.

ANTI MONEY LAUNDERING REGULATIONS (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.