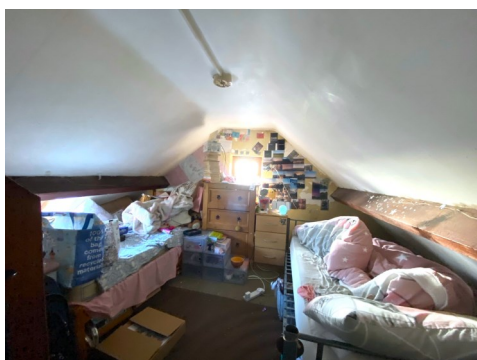


FOR SALE**Offers in the region of £145,000****Coach House, Salop Street, Bishops Castle, SY9 5BW**

A traditional brick building converted into a one bedroom terraced town house with open plan kitchen/living room, mezzanine hobby room, bathroom, WC and integral single garage. Situated in a central position just off the main square and requiring some refurbishment

FOR SALE

Shrewsbury 22 miles, Ludlow 16 miles
(All distances are approximate)



1 reception room



1 bedroom



1 shower rooms

GENERAL REMARKS

The Coach House is situated just off the Market Square behind Salop Street, in a courtyard location within the conservation area of this historic and popular town of Bishops Castle. The Coach House was converted to residential use in 1994 when extensive works were carried out including damp proofing, re-roofing and electrical wiring.

It now provides compact living accommodation of a first floor open plan living room and kitchen with steps to an enclosed mezzanine hobby room/attic store, ground floor hall, WC and shower room and bedroom. Whilst there is no outside space, it does have the great advantage of an integral single garage.

SITUATION

It is set within walking distance of all the services and amenities that the town has to offer including pubs, shops, cafes, community college, primary school, doctors and dental surgery. The town stands in the beautiful south west corner of Shropshire with the larger towns of Shrewsbury and Ludlow, within comfortable driving distance and providing access to the national motorway and rail network.

ACCOMMODATION

Approached by right of way off Salop Street between Castle Delight and The Three Tuns and found on the left, the accommodation comprises:

ENTRANCE HALLWAY

with central ceiling light point, storage heater, telephone point, electric meter and consumer unit, staircase to first floor, understairs storage cupboard and doors to:

BEDROOM 1

(8'0" x 9'6")

With sash window to front, electric storage heater, central ceiling light point and TV point.

SEPARATE WC

With low flush WC, wash hand basin with shaver socket and light over, plumbing for washing machine, heated electric towel rail, partial wall tiling, central ceiling light point and tiled flooring.

SHOWER ROOM

With shower tray with electric shower over, rail and curtain. Wall tiling to shower enclosure, partial wall tiling. Heated electric towel rail, central ceiling light point and tiled floor.

The stairs rise from the hall to the:

OPEN PLAN LIVING ROOM/KITCHEN

(23'5" x 17'2")

With two sash windows to front aspect and one sash window to rear aspect.

Kitchen Area

With range of custom made units comprising base cupboards and drawers incorporating a Belfast sink with wooden drainer, hot and cold taps over. Built-in electric hob and oven, work surfaces, tiled splashback over sink, range of matching wall cupboards, factory lagged dual cold/hot water cylinder and thermostat/timer for Economy 7 water and space heating, vinyl flooring and central light point.

Living Area

With log burning/multi fuel stove on stone hearth, exposed ceiling joists, two storage heaters, central ceiling light point, TV point, telephone point and open tread pine staircase rising to:

MEZZANINE LANDING

With door leading to:

HOBBY ROOM/ATTIC ROOM

(16'6" X 10'11")

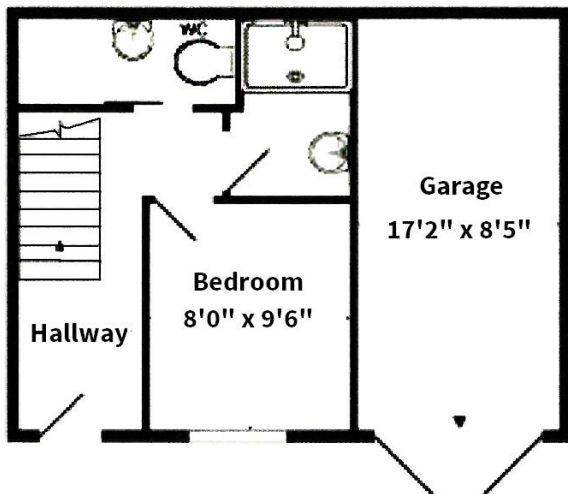
Into the eaves

With double-glazed window to side aspect and double-glazed Velux window to rear aspect. Exposed purlins, central ceiling light point and two wall spotlights.

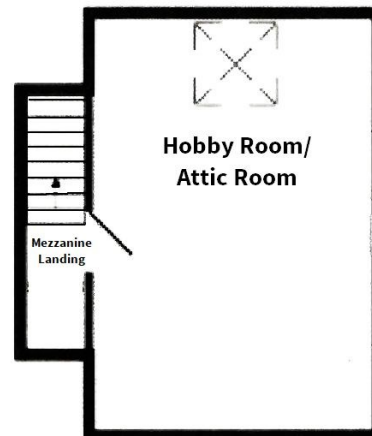
INTEGRAL GARAGE

(17'2" X 8'5")

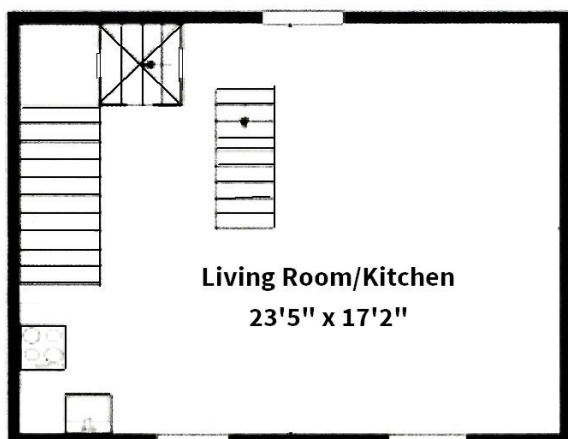
With double timber doors, concrete floor, power and light.



GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FOR SALE

SERVICES

Mains water, electricity and drainage are connected.

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

Band A - Shropshire Council.

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.

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 FSA. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Halls¹⁸⁴⁵

01588 638755

Bishops Castle Office:
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@halls.gb.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 Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.