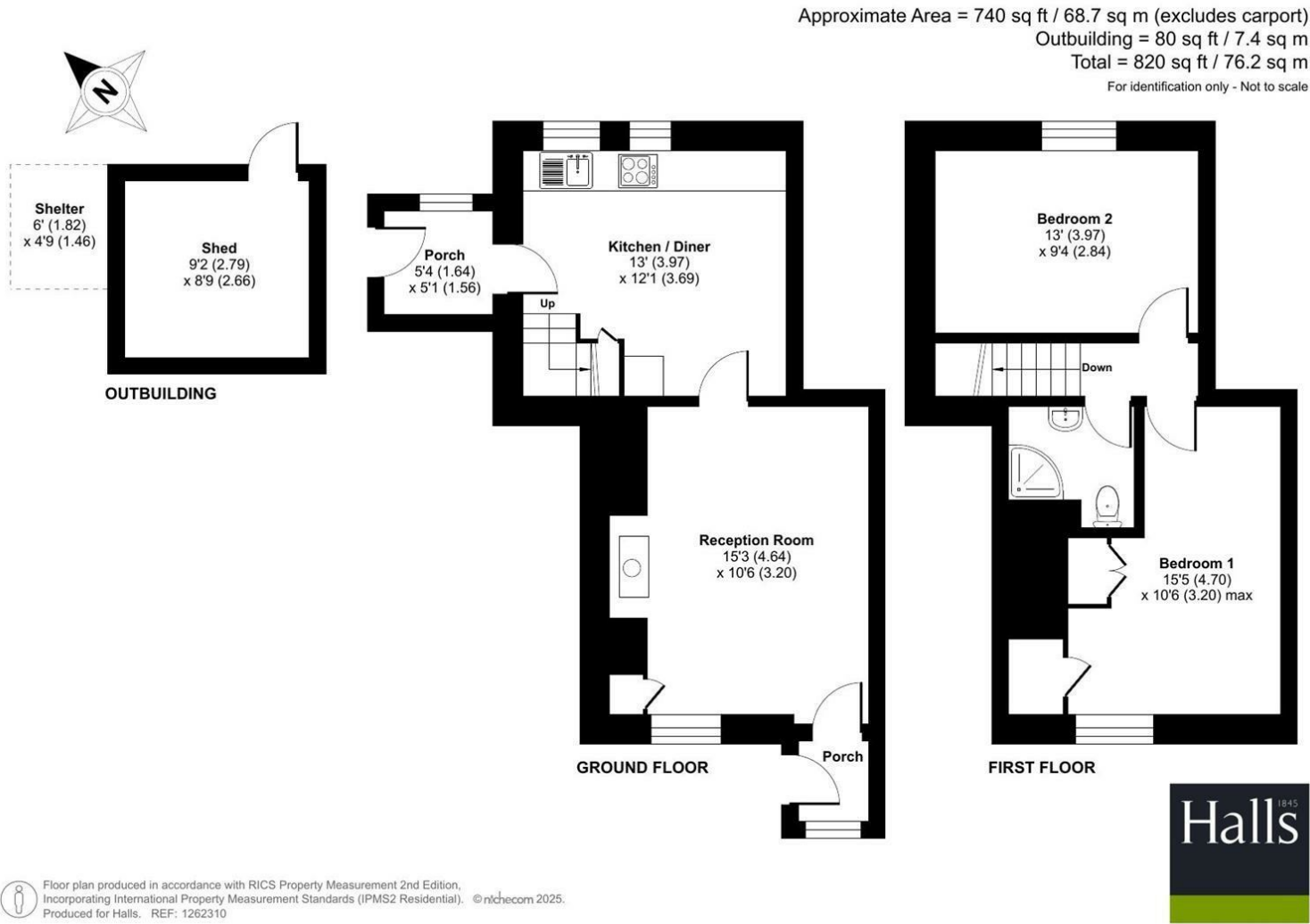


FOR SALE

22 Colebatch, Bishops Castle, Shropshire, SY9 5JY



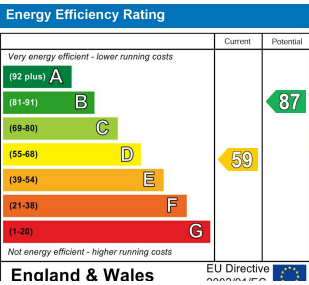
FOR SALE

Offers in the region of £229,000

22 Colebatch, Bishops Castle, Shropshire, SY9 5JY

**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



A deceptively spacious, traditional cottage, recently improved to provide two generous bedrooms, new bathroom, kitchen/diner, living room and front and rear porch. Outside are pleasant gardens to front and rear, off road parking and store. Located in a tranquil rural hamlet close to Bishops Castle.

Halls 1845

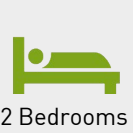
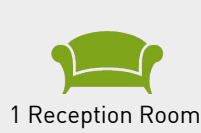
01588 638755

**Bishops Castle Lettings**  
33B Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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- Attractive terraced cottage
- 2 double bedrooms and new shower room
- Off road parking
- Characterful accommodation
- Front and rear gardens and shed
- Oil central heating
- Spacious living room and kitchen/diner
- No upward chain
- Accessible rural village setting

**SITUATION**

Located in the centre of this small hamlet, Colebatch is very accessible along the A488 that runs through it. The town of Bishops Castle is a brisk walk or a two mile drive away and offers a delightful array of shops, services and amenities. The larger towns of Shrewsbury and Ludlow are within comfortable driving distance and provide access to the national rail and motorway network. Locally, the stunning scenery of South Shropshire is literally on the doorstep with miles of footpaths immediately accessible from the property.

**ACCOMMODATION**

The house can be approached from the long front garden or by the shared drive at the end of the terrace from the owned parking space and path to the rear. It comprises:

**FRONT PORCH**

With timber door into:

**LIVING ROOM**

15'3" x 10'6" (4.65m x 3.20m)

A charming room with exposed wall and ceiling timbers, stone fireplace inset with a log burner, solid tiled floor, cupboard, radiator and door to:

**KITCHEN/DINER**

13'0" x 12'1" (3.96m x 3.68m)

With a range of white faced base cupboards with dark worktops inset with a stainless steel sink unit, tiled floor, radiator, and painted timber door to:

**REAR PORCH**

5'4" x 5'1" (1.63m x 1.55m)

With tiled floor and double-glazed uPVC door to rear gardens.

An open staircase rises to the First Floor with doors to:

**BATHROOM**

6'6" x 9'10" (2m x 3m)

Re-modelled with corner shower cubicle with mixer shower, white WC and wash basin, half tiled walls, laminate floor and radiator.

**BEDROOM 1**

15'5" x 10'6" (4.70m x 3.20m)

Which has exposed wall and ceiling timbers, window to the front garden and countryside beyond, fitted carpet, radiator and two fitted store cupboards.

**BEDROOM 2**

13'0" x 9'4" (3.96m x 2.84m)

With windows over the rear garden and beyond. Exposed ceiling joists, fitted carpet and radiator.

**OUTSIDE**

To the front is a long rectangular lawn with hedges either side, stretching down to the road with a wicket gate. The external boiler and oil tank are located at the front. A shared right of way along a track leads to the private parking area with a path leading to the rear of the cottage. There is a raised gravel terrace close to the house with a step down to a level lawn bounded by a picket fence and a low retaining wall. To one side is a useful timber shed with lean-to log store.

**SERVICES**

Mains water and electricity, private drainage. Oil central heating and double-glazing. Flood Risk medium to high with some defences in place.

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

**COUNCIL TAX**

Band B - Shropshire Council.

**DIRECTIONS**

From Bishops Castle take the A488 south towards Clun. After just a mile, the property is the middle of a terrace of three. The drive and parking is to the left of the terrace, shared with the private stable yard at the rear.

**VIEWING**

Strictly through the Agents: Halls, 33b 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.