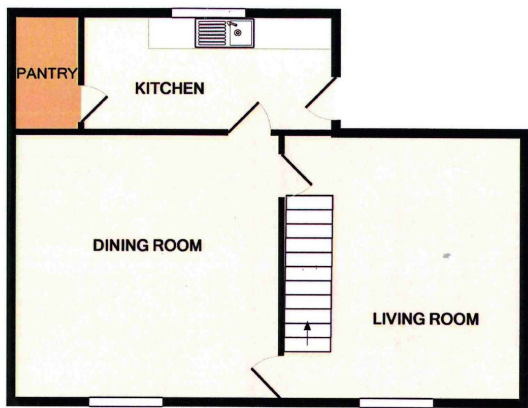
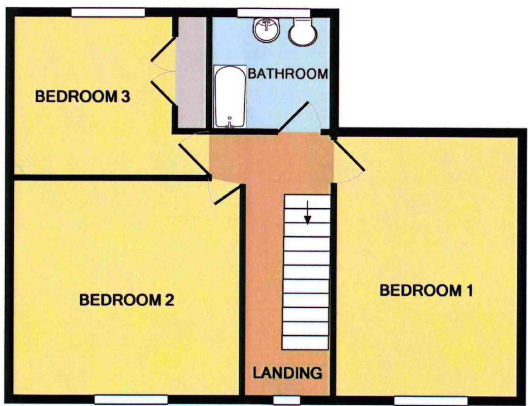


FOR SALE

Elvan Cottage, 14 Welsh Street, Bishops Castle, Shropshire, SY9 5BT



GROUND FLOOR



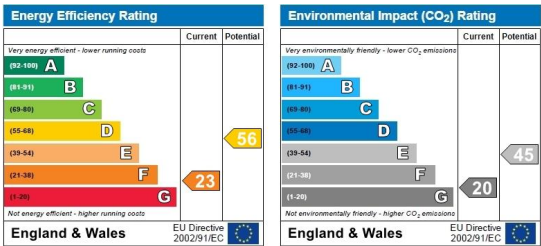
FIRST FLOOR

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.

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 Ratings



Halls

01588 638 755

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



onTheMarket.com

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Halls



FOR SALE

Offers in the region of £180,000

Elvan Cottage, 14 Welsh Street,
Bishops Castle, Shropshire, SY9 5BT

A conveniently situated semi-detached house providing 3 bedrooms, living room, dining room, kitchen, bathroom, small garden and parking. Located in a central position in this historic town, requiring some updating.



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



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- A semi-detached cottage
- In central town location
- 3 bedrooms, bathroom
- Living room, dining room, kitchen
- Small garden and parking
- Requiring some updating

GENERAL REMARKS

Elvan Cottage is a traditional town cottage situated in the heart of this historic market town. Whilst it needs some updating, it does offer well proportioned accommodation, with 3 double bedrooms, bathroom, living room, dining room and kitchen. There is a modest outside space with, importantly, off road parking.

SITUATION

It stands in the older, characterful part of the ancient town of Bishops Castle, just a short walk from the eclectic range of shops that the town has to offer together with the local pubs, cafés, doctors and dental surgeries, town hall, schools and businesses.

The larger towns of Ludlow and

Shrewsbury are within comfortable driving distance and provide links to the national rail and motorway network.

ACCOMMODATION

Arranged over two floors, the property can be approached from the car parking area at the rear or from the pavement into the:

LIVING ROOM

4.37m x 3.96m (14'4" x 13'0")

Tiled fireplace with open grate, window to the front and radiator.

A staircase with fitted carpet leads to the First Floor Landing

DINING ROOM

4.42m x 4.14m (14'6" x 13'7")

With wood laminate flooring, radiator, window to the front, three wall light points and door to:

KITCHEN

4.45m x 1.96m (14'7" x 6'5")

Fitted with a range of base and eye level units, work tops, double drainer

sink unit, floor mounted oil central heating boiler, window to the rear, part tiled walls and built-in pantry.

FIRST FLOOR LANDING

A spacious landing with window to the front.

BEDROOM 1

4.19m x 3.30m (13'9" x 10'10")

With fitted carpet, radiator, loft access and window to the front.

BEDROOM 2

3.84m x 3.10m (12'7" x 10'2")

With fitted carpet, radiator and window to the front.

BEDROOM 3

3.05m x 3.05m (10'0" x 10'0")

With fitted carpet, radiator, window to the rear, fitted wardrobe and Airing Cupboard with water cylinder and immersion heater.

BATHROOM

With a three piece suite including bath with 'Mira' electric shower unit over,

wash basin and WC. Part tiled walls, fitted carpet, radiator and window to the rear.

OUTSIDE

From the Kitchen, a stable door leads to a useful covered storage area. Steps lead up to the parking drive and a gravelled and decked area.

VIEWING

Strictly through 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.