



SAMUEL WOOD

44 Corporation Street, Bishops Castle, SY9 5AN
Offers In The Region Of £295,000



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Bishops Castle, SY9 5AN

- 3 cosy bedrooms
- Spacious reception room
- Charming 1950s style
- Double glazed windows
- Scenic village views
- 1 modern bathroom
- Semi-detached house
- Front and rear gardens
- Central town location
- Ideal for families

Located on Corporation Street in the charming town of Bishops Castle, this delightful semi-detached house, built in the late 1950s, offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, including two doubles and a single, this home is ideal for families or those seeking extra space.

Upon entering the small hallway you are welcomed into the large kitchen diner which is perfect for family meals and entertaining, while a separate rear porch provides additional convenience with a W.C. and storage area, which could easily be transformed into a utility space to suit your needs. Adjacent to the kitchen, a useful store room houses the oil-fired boiler, ensuring efficient heating throughout the home. An archway from the diner area leads you to a spacious living room, complete with a log-burning stove that creates a warm and inviting atmosphere.



The first floor features the 3 bedrooms, (2 double, 1 single) and a family bathroom equipped with a shower over the bath, catering to all your bathing needs.

Outside, the property boasts a generous front garden with the potential for off-street parking, should you wish to install your own driveway. The expansive rear garden is a true highlight, featuring a garden shed and gated access to a footpath at the bottom, perfect for leisurely strolls or outdoor adventures. A stone patio in front of the living room window provides an ideal spot for enjoying the tranquil surroundings.

This property presents a wonderful opportunity to create a comfortable family home in a picturesque setting. With its ample space, charming features, and potential for personalisation, it is not to be missed and also has the benefit of no onward chain.

Hallway

The hallway is a bright and practical space that welcomes you into the home. It features a classic front door with frosted glass panels and an arched transom window above, allowing natural light to filter through. The walls are painted in a soft neutral shade, complemented by a dark carpet underfoot. A radiator is positioned along one wall, contributing to the warmth and comfort of this entrance area.



Kitchen Diner 14'0" x 18'10" (4.27m x 5.75m)

The kitchen diner forms a bright and airy space with a practical layout. It is fitted with grey shaker-style cabinets topped with light wood effect work surfaces, providing ample storage and preparation space. The room benefits from several windows that flood the space with natural light. There is an integrated oven with a stainless steel extractor hood above, and the flooring is a warm wood effect that runs through the kitchen and dining area, creating a cohesive and inviting environment for cooking and dining.

Rear Lobby and W.C.

This compact WC features an exposed brick finish painted white, adding character to the space. It includes a modern toilet and a small wooden shelf with a basin, complemented by a narrow window that brings in natural light. The storage room is a practical room that could be transformed into a utility room should you wish.

Living Room 11'4" x 16'8" (3.45m x 5.07m)

This living room is a welcoming space with a cosy fireplace set in a brick surround, fitted with a wood-burning stove. The room is carpeted in a neutral tone, adding warmth and comfort underfoot, and features a bay window that allows generous natural light to fill the room. The walls are finished in a light neutral shade, creating a calm and inviting atmosphere. The layout provides ample room for seating and relaxing with family or guests.

Bedroom 1 10'10" x 14'4" (3.31m x 4.36m)

Bedroom 1 is a generously sized double room featuring a large window that fills the space with natural light and offers views over the surrounding area. The carpeted floor and neutral walls create a calm and restful environment. The room offers ample space for a large bed and additional furniture.

Bedroom 2 11'1" x 11'2" (3.37m x 3.40m)

Bedroom 2 is a comfortable double bedroom with a window that provides good natural light and views. The room is carpeted in a neutral tone with light walls, creating a bright and airy feel. There is a fitted wardrobe providing storage space within the room.

Bedroom 3 7'8" x 8'7" (2.34m x 2.61m)

Bedroom 3 is a smaller room, ideal for use as a single bedroom or study. It is carpeted and painted in neutral tones, with a window allowing natural light to enter. The room includes built-in storage cupboards, making good use of the available space.

Bathroom 8'1" x 7'6" (2.46m x 2.29m)

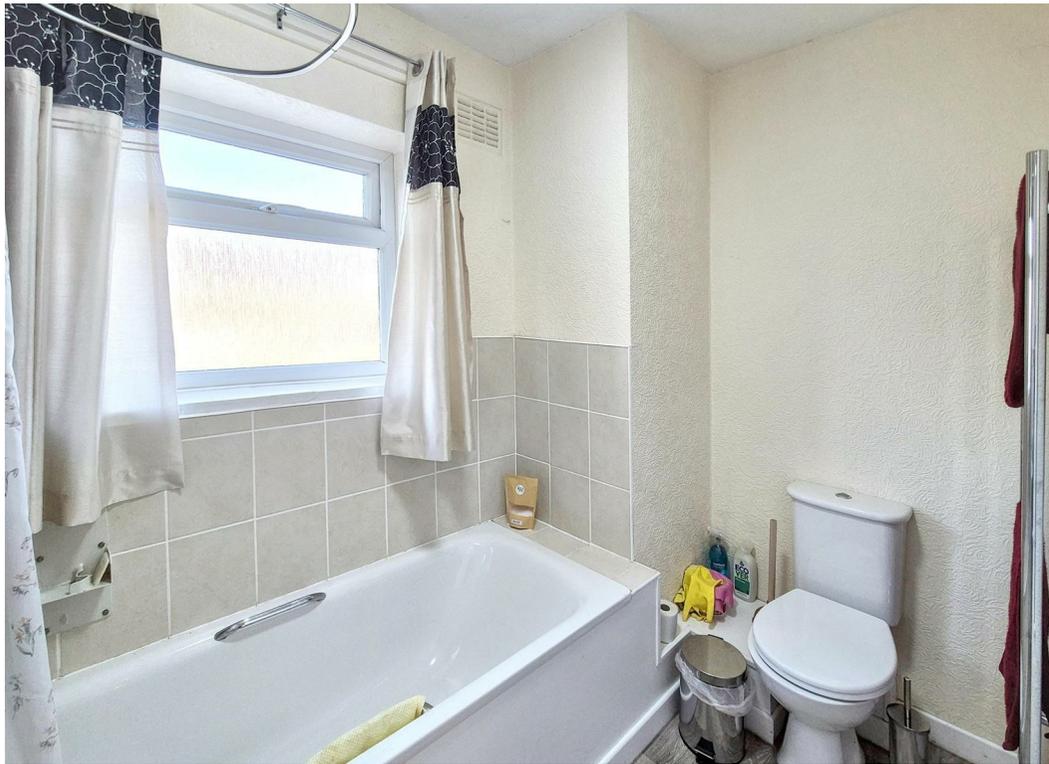
The bathroom is a practical, well-lit space with a white suite comprising a bathtub with shower over, a pedestal sink, and a close-coupled toilet. A window provides natural light and ventilation, and the walls are partially tiled in a pale neutral shade, complementing the vinyl flooring.

Rear Garden

The rear garden stretches generously with a spacious lawn bordered by established hedging and fencing, providing a private outdoor space perfect for gardening or relaxing in the fresh air. The garden extends well beyond the immediate rear of the property, offering ample space for outdoor activities or future landscaping projects.

Services





Services: We understand that the property has oil fired central heating, mains electric, mains water and mains sewage.

Broadband Speed: Basic 18Mbps, Superfast 71 Mbps and Ultrafast 1800 Mbps

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



Directions

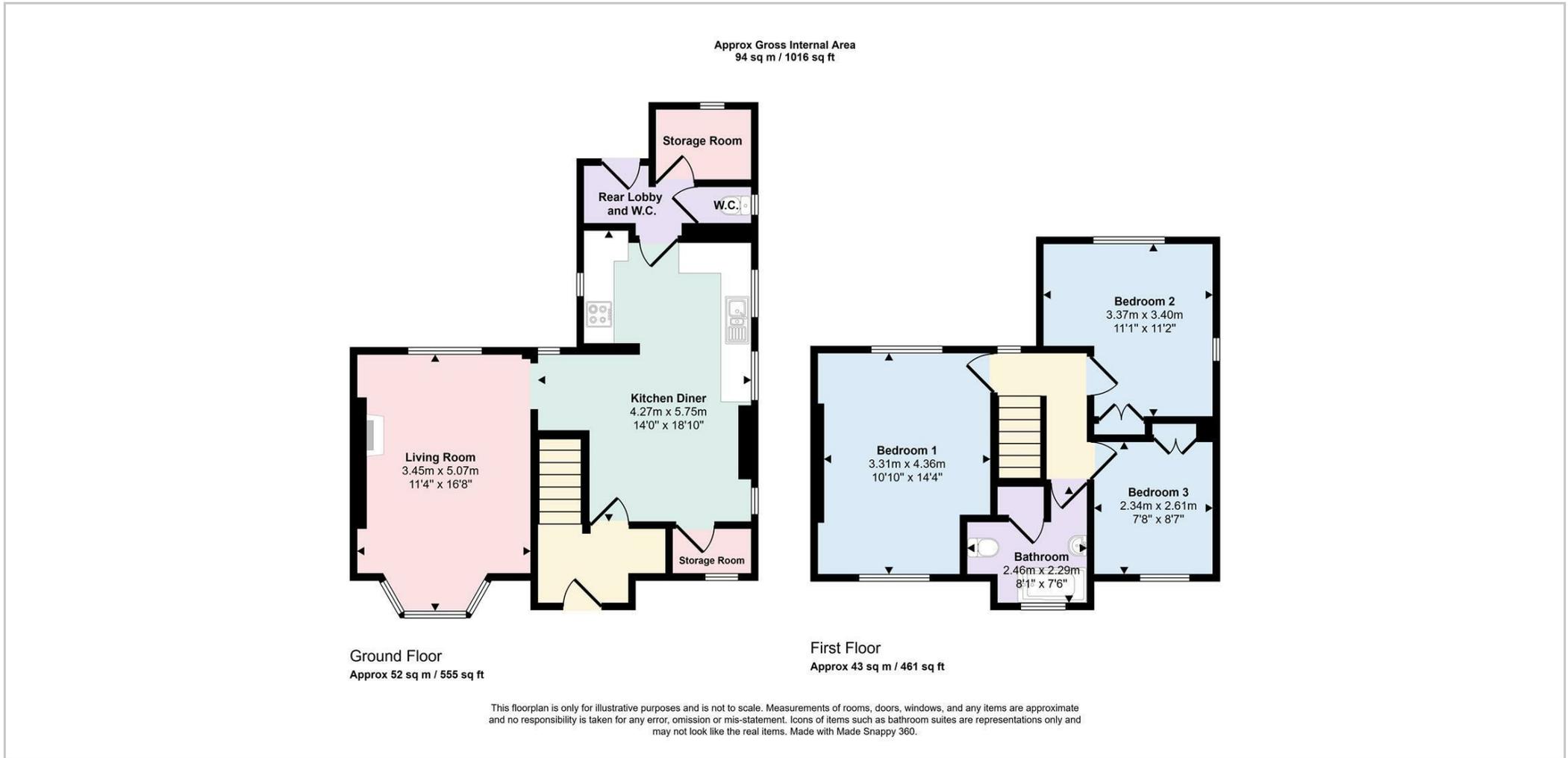
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Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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