





23 Corick's Rise, Bishops Castle, Shropshire, SY9 5BB
£185,000

This 3 bedroom semi detached house is in need of updating but benefits from solar panels and air source heat pump. Gardens to the front and rear. Within easy reach of the town centre. NO ONWARD CHAIN.



ENTRANCE

Composite door and side screen to:

ENTRANCE HALL

Staircase to the first floor with cupboard under, radiator and composite door to the rear garden.

SITTING ROOM

Fireplace with inset wood burner, radiator and uPVC double glazed window to the front aspect,

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, tall storage cupboards, stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect, part tiled splash back, plumbing and space for washing machine and space for cooker.

FIRST FLOOR LANDING

Cupboard housing the hot water tank and access to the loft.

BEDROOM 1

Radiator and uPVC double glazed window to the rear aspect.

BEDROOM 2

Radiator and uPVC double glazed window to the front aspect.

BEDROOM 3

Radiator and uPVC double glazed window to the front aspect.

BATHROOM

Low level W.C., pedestal wash hand basin, panel bath, radiator, part tiled walls, uPVC double glazed window to the rear aspect,

OUTSIDE**FRONT**

Gate and path to the front door, mature trees and shrubs, gate to the rear.

REAR

Coal bunker, 2 garden sheds, greenhouse, pear tree and gate to the rear access.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that there is mains electric, water and drainage. Air Source central heating. Solar panels. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 16 Mbps & Ultrafast 1800 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

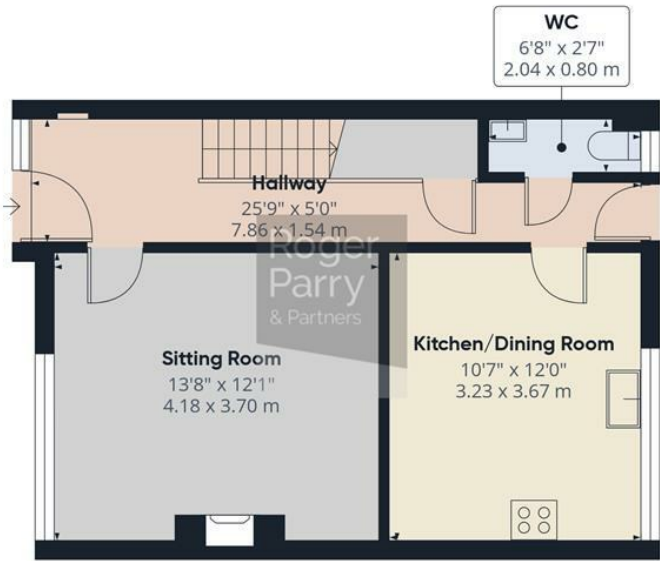
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

833 ft²
77.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

EPC Rating: TBC

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From the church, proceed up Kerry Lane to the top of the road and turn right into Corick's Rise where the property will be found immediately on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.