



**8 Bowling Green Close, Bishops Castle, SY9 5BA**

**Offers in the region of £420,000**



**Holters**  
Local Agent, National Exposure

## 8 Bowling Green Close, Bishops Castle, SY9 5BA

No.8 Bowling Green Close could be the perfect strike for buyers looking for a spacious and well maintained, three bedroom, detached bungalow offering 2 reception rooms, ample parking, a garage, sizeable front & rear gardens, no upward chain and approx. 300 yards from the main street.

- Detached Bungalow
- 2 Bathrooms
- Available with No Upward Chain
- Town Centre Position Approx. 300 Yards from Main Street
- 3 Bedrooms
- Spacious & Well Maintained Accommodation
- Attached Garage & Ample Off Road Parking
- 2 Reception Rooms
- Sizeable Front & Rear Gardens
- Sought-After & Quiet Cul-De-Sac Position

### The Property

Introducing No.8 Bowling Green Close, which is a detached bungalow situated in a sought-after and peaceful cul-de-sac position within the popular market town of Bishop's Castle, found approximately 300 yards from the vibrant main street, High School and leisure centre/swimming pool, whilst enjoying easy access to the glorious surrounding South Shropshire countryside.

Built circa late 1970's and available to purchase with no upward chain, this attractive stone-fronted property offers spacious, well-maintained accommodation throughout and would suit a variety of buyers, from those looking to downsize to purchasers seeking a conveniently positioned home within walking distance of the town's many amenities. Overall, the property benefits from three bedrooms, two reception rooms including an impressive rear garden/reception room, two bathrooms, ample driveway parking, an attached garage and generous gardens to both the front and rear. For efficiency and ease of maintenance, the property further benefits from UPVC double glazed windows, external doors, fascia, soffits and barge boards.

Bishop's Castle is one of Shropshire's most desirable market towns, renowned for its strong sense of community, independent shops, public houses, eateries and excellent access onto scenic walking routes, cycle trails and outdoor pursuits within the nearby Shropshire Hills Area of Outstanding Natural Beauty. Rural, but by no means isolated, the town remains exceptionally well served for everyday needs.

Inside, the accommodation is arranged over one floor and is made up of an entrance hall, with hatch to a boarded and partially insulated loft space, the light and spacious triple-aspect living room, the kitchen which is fitted with a range of matching units and ample work surface space and the superb rear garden/reception room. Constructed in 2010, this impressive addition is worthy of particular note and provides a versatile second reception space, ideal for dining, entertaining or simply enjoying views over the gardens throughout the seasons, with doors opening directly outside. From the hallway doors open to two useful storage cupboards and the three bedrooms, all of which are well-proportioned, with bedroom one enjoying close proximity to the main bathroom. The accommodation is further complemented by a second bathroom/shower room, adding practicality for visiting guests or family living.

Outside, the property enjoys an attractive frontage with a sweeping driveway providing ample off-road parking for several vehicles and access to the attached garage, which houses the boiler and is fitted with heating, lighting and electricity. The front garden is largely laid to lawn with mature shrubs and a pretty stream running through, creating a unique and pleasant first impression.

To the rear, the gardens are private and well-established, being made up of paved seating areas, lawned sections, mature hedging and planted borders, along with a pergola-covered seating area which poses as an ideal spot to relax or entertain within the warmer months of the year. A useful timber garden store,

along with the oil tank, is tucked away to the rear, whilst pathways provide access to all corners of the garden. Overall, the outside space offers a peaceful and secluded environment to enjoy.

### The Location

Nestled amongst the rolling hills of South Shropshire, Bishop's Castle is a vibrant and picturesque market town that effortlessly blends rural tranquillity with a lively community spirit. Renowned for its rich history, quirky independent shops and warm, welcoming atmosphere, it is an ideal setting for those seeking a slower pace of life without sacrificing character, convenience or culture.

Surrounded by stunning countryside, including the Shropshire Hills National Landscape, Bishop's Castle is a haven for walkers, cyclists and nature lovers alike, with countless scenic routes and outdoor pursuits available directly from the town. The town itself boasts a fascinating heritage, with centuries-old architecture, cobbled streets and landmarks such as the House on Crutches Museum, together with the site of the medieval castle from which the town takes its name.

Despite its peaceful setting, Bishop's Castle remains well served for everyday needs and offers an excellent range of facilities, including a Co-op supermarket, a selection of independent retailers, cafés, public houses, restaurants, doctors' surgery, community hospital, library, post office and fuel station. The town is also home to the well-regarded High School, Primary School and a leisure centre with swimming pool, making it particularly appealing for families and those



seeking a practical lifestyle within a thriving rural community.

Peacefully positioned yet by no means isolated, Bishop's Castle offers a lifestyle that combines countryside serenity with strong community spirit and a comprehensive range of amenities, making it a truly special place to call home.

#### Services

We are informed the property is connected to mains water, drainage and electricity.

#### Heating

Oil fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band D.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns

Church Stoke - 7 miles  
 Montgomery - 9 miles  
 Church Stretton - 13 miles  
 Craven Arms - 13 miles  
 Newtown - 16 miles  
 Ludlow - 20 miles  
 Shrewsbury - 23 miles

#### What3words

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#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

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

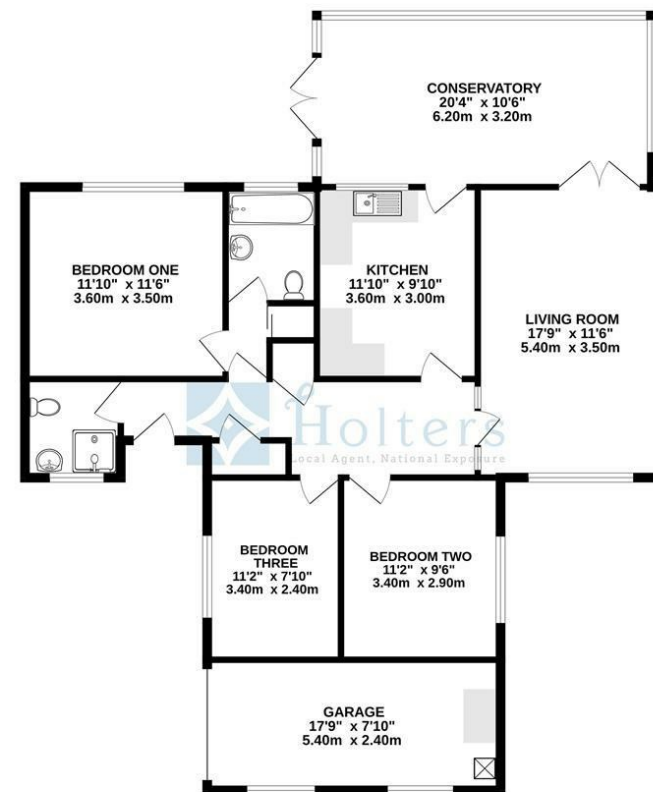
#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
 1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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