

# Town & Country

Estate & Letting Agents



, Knockin Heath, SY10 8EA

**Offers In The Region Of £399,950**

Town and Country Oswestry offer this beautiful detached bungalow set in generous grounds. Located in the much sought after village of Knockin Heath, the property has been well maintained and offers well laid out, spacious accommodation with three bedrooms, modern kitchen, lounge, utility and bathroom. The driveway provides ample parking leading to a detached double garage. Good road links are close by linking the village to Shrewsbury and larger towns beyond.



### Directions

From either Oswestry or Shrewsbury take the A5 to Nesscliffe and from the By Pass take the B4396 towards Knockin. After a short distance and just before the business park turn left towards Knockin Heath and Dovaston, Take the first turning signed Kinnerley and carry on through a cross roads and then the driveway to the property will be identified on the right hand side.

### Accommodation Comprises

#### Porch

Having a tiled floor, glazed door and side panel leading into the property. A part glazed door and side panel leads out to the front garden.

#### Hallway

With a radiator, coved ceiling, wall lighting, access to the loft and doors leading to all the rooms.

#### Lounge 16'9" x 10'9" (5.10 x 3.28)



The bright lounge has a bow window to the front overlooking the garden, coved ceiling, marble fireplace with an inset electric fire, wall lighting and a tv point.

#### Kitchen/ Breakfast Room 16'8" x 8'4" (5.08 x 2.54)



The well appointed kitchen is fitted with a range of base and wall units in light beech with contrasting

work surfaces over, Neff ceramic hob, Neff extractor fan, Neff double eye level electric oven, plumbing for a dishwasher, window to the rear overlooking the garden, stainless steel sink with a mixer tap over, part tiled walls, tiled floor, space for an fridge/ freezer and a radiator.

#### Utility 6'1" x 5'1" (1.86 x 1.55)

Fitted with a work surface with space and plumbing for appliances, window to the rear, part glazed door to the rear, wall units, oil fired boiler and a tiled floor.

#### Bathroom



The modern bathroom is fitted with a panelled bath with a mixer tap over, wash hand basin on a vanity unit with a mixer tap over, low level w.c., shower cubicle, radiator, part tiled walls, tiled floor, coved ceiling, extractor fan and an illuminated vanity mirror.

#### Bedroom Three 9'6" x 8'10" (2.89 x 2.68)



Having a window to the rear, radiator and a coved ceiling.



### Bedroom Two 10'4" x 9'6" (3.14 x 2.90)



A double bedroom with a window to the front overlooking the garden, coved ceiling and a radiator.

### Bedroom One 12'7" x 10'4" (3.83 x 3.14)



A good sized double room with a window to the front overlooking the garden, coved ceiling and a radiator.

### Front Gardens



The property is approached through double gates onto a long driveway leading up to the property. The driveway continues around to the side leading to the detached double garage. The front gardens have a good sized lawn with a patio running along the front of the property. There are mature trees and shrubs giving a good level of privacy.

### Additional Photo



### Double Garage 19'7" x 16'6" (5.96 x 5.04)

There is a double garage with an up and over door. There is a further storage area at the rear.

### Rear Gardens



The rear gardens are also an excellent size with the plot extending to approximately  $\frac{3}{4}$  of an acre in total. There is a patio across the rear with well tended lawned and shrubbed gardens with a greenhouse. The gardens back onto open fields with a wooded area at the side and block built workshop measuring 14ft x 12ft.

### Aerial Photo





## Patio



## Additional Photo.



## Rear Elevation



## Woodland



## Information about this property from the vendor

Please note, the vendor has made us aware that there are restrictive covenants contained in the title deeds of this property which prohibit the owner from the building of any extension to the existing dwelling or any additional building within the boundaries of the property.

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

## Tenure/ Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The property is in council tax band D and is payable to Shropshire County Council.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Hours Of Business**

Monday - Friday - 9.00 - 5.30

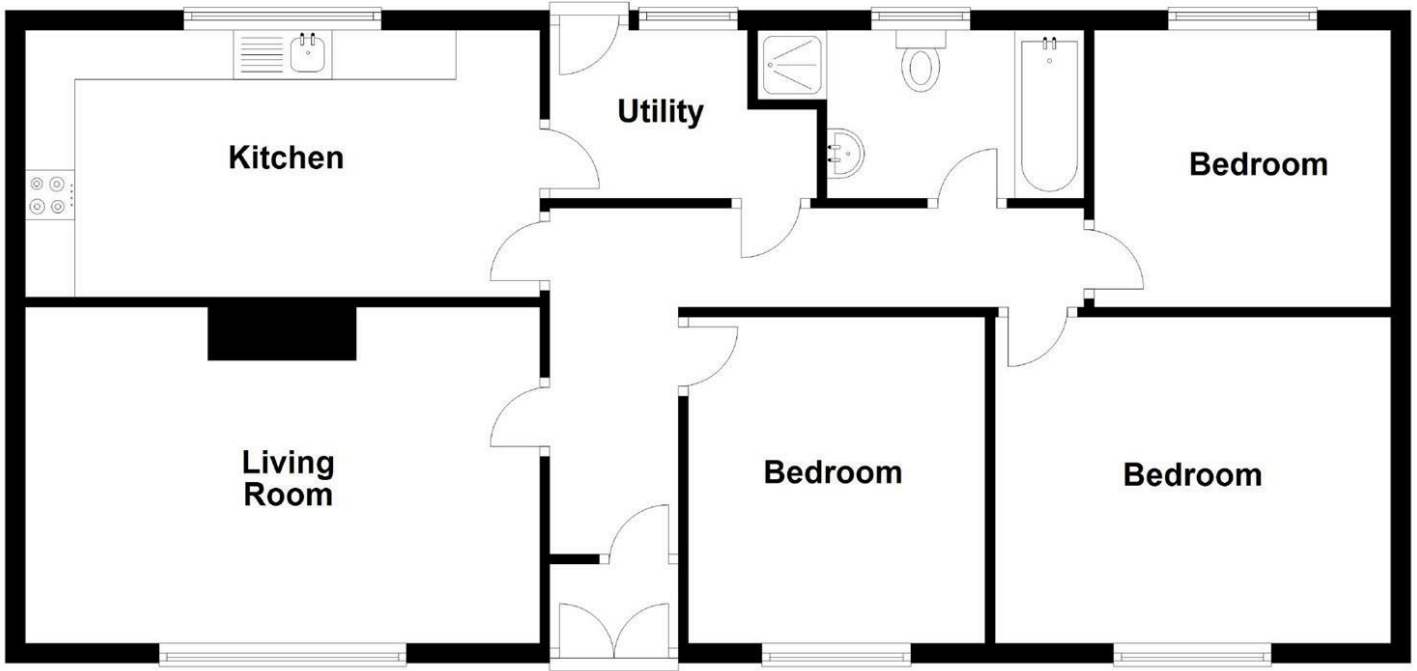
Saturday - 9.00 - 4.00

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

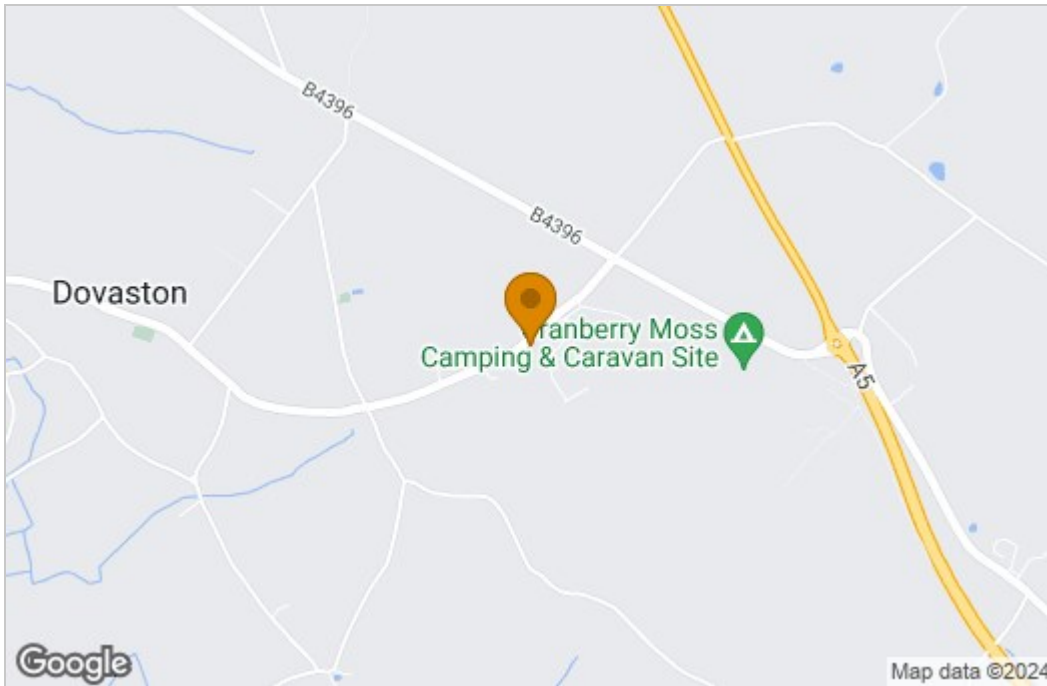


### Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)

Total area: approx. 85.6 sq. metres (921.0 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk