

# Town & Country

Estate & Letting Agents



**Brooklands Smelthouse Lane, Pant, SY10 9QJ**

**Offers In The Region Of £495,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this beautiful family home set within its own extensive grounds in a 'tucked away' position in the sought after village of Pant. The property has a split level arrangement with the living accommodation on the top floor to take advantage of the location and the views. Accommodation comprises hallway, ground floor bedroom/ games room, utility, shower and cloakroom. To the first floor there are three further double bedrooms, shower room, lounge, kitchen/ dining room and a snug. The gardens wrap around the property with plenty of parking and a large integral garage. A must see family home in a fantastic private location.

### Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching Pant. Proceed into the Village and turn left onto Stargarreg Lane. Proceed down the lane and turn left onto Smelthouse Lane. Follow the lane along and turn down to the right along a private drive (shared by three properties) where the property will be found on the right hand side up its own private driveway.

### Accommodation Comprises:

#### Porch

The porch has quarry tiled flooring and lighting and leads to the property.

#### Hall



The hallway has parquet style tiled flooring, a glazed door to the front with glazed side panels, stairs leading off to the first floor, coved ceiling and a radiator. Doors lead to the ground floor bedroom/ games room and the utility.

### Bedroom Four/ Games Room 14'9" x 17'3" (4.50m x 5.28m)



A good sized room having a window to the front, window to the side, radiator and under stairs cupboard.

### Utility Room 10'1" x 11'5" (3.08m x 3.49m)



Having a window to the front, fitted base units with work surfaces over, stainless steel double sink, part tiled walls, tiled floor and a radiator. Doors lead to the cloakroom, shower and the integral garage.

### Shower Room

The shower room has a radiator, shower cubicle, tiled floor, part tiled walls, Mira shower, and an extractor fan.

### Cloakroom

The cloakroom has a W/C, wash hand basin, radiator, tiled floor and an extractor fan.

**Snug/ TV Room 14'9" x 7'10" (4.51m x 2.41m)**



A great versatile space to relax having a window to the front, radiator, coved ceiling and an archway leading through to the kitchen.

**Kitchen 14'9" x 12'7" (4.51m x 3.86m)**



The spacious kitchen is the real heart of this lovely home having a good range of oak base and wall units with contrasting work surfaces over, tiled floor, part tiled walls, a window to the front overlooking the garden, window to the side, single bowl sink and mixer tap, cooker space, extractor fan over, space for a fridge, radiator, coved ceiling, glazed door to the lounge and a part glazed door to the side porch

**Additional Photo.**



**Side Porch**

Having a window to the side, window to the rear, glazed door to the front and a tiled floor.

**Lounge 13'9" x 21'6" (4.20m x 6.56m)**



A fantastic sized reception room having two radiators, patio doors leading to the rear garden, a window to the side, focal brick fireplace with an open fire, wall lights, coved ceiling and a glazed door to the hall.

### Additional Photo

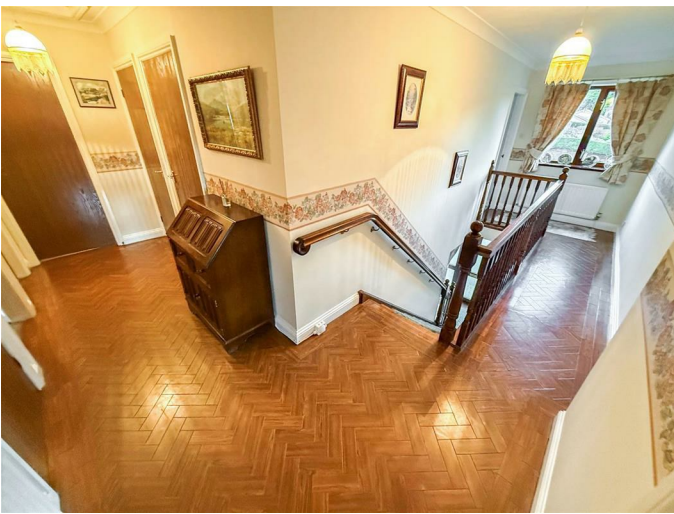


### Bedroom One 17'5" x 12'4" (5.31m x 3.76m)



A fantastic bedroom having a window to the front overlooking the garden, radiator and a covered ceiling.

### Landing



The bright, spacious first floor landing has parquet style flooring, spindled banister, two radiators, a window to the front overlooking the garden, covered ceiling, A/C off and store cupboard off. Doors lead to the bedrooms, lounge, shower room and the snug.

### Bedroom Two 11'3" x 13'10" (3.45m x 4.23m)



A good sized double bedroom having a window to the rear overlooking the garden, radiator and a covered ceiling.

### Bedroom Three 11'5" x 12'0" (3.5m x 3.67m)



Another good sized double bedroom with a window

to the rear overlooking the garden, radiator, wood flooring, built in double wardrobe and a coved ceiling.

### Shower Room



The shower room has a radiator, part tiled walls, shower cubicle, Mira mains powered shower and a tiled floor.

### Family Bathroom 8'11" x 7'4" (2.73m x 2.25m)



The spacious family bathroom has a window to the side, wash hand basin, radiator, W/C, panelled bath with a central mixer tap and shower head, fully tiled walls, heated towel rail, coved ceiling and an extractor fan.

### To The Front



The property is approached from the lane over a long gravelled driveway that leads up to the front of the house. There is parking and turning for several vehicles and access to the garage. There gardens are shrubbed with a small stream and planted flower beds running through the property. There are various areas to sit, relax and entertain with the gardens extending to all sides. Steps at the side of the house lead to the rear of the property.

### Additional Photo..



**Garage 13'6" x 19'1" (4.12m x 5.84m)**



The integral garage has an up and over electric door, window to the side, plumbing and lighting and a coal store area.

**Rear Garden**



The large lawned gardens wrap around the property with a great block paved patio at the rear ideal for entertaining and al fresco dining. The property has fenced and hedged boundaries with great open views to the rear of the surrounding countryside.

**Additional Photo...**



**Additional Photo**



**Additional photo**



**Additional Photo**



## View



## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire Council and we believe the property to be in Band E.

## Services

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

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## 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 most 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.

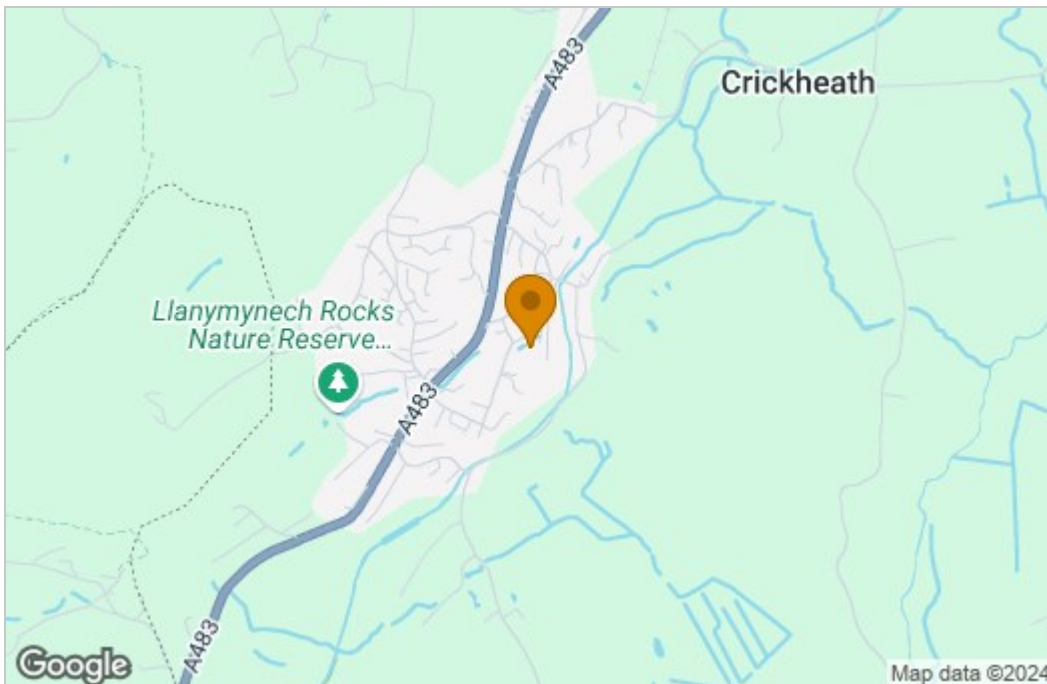
## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

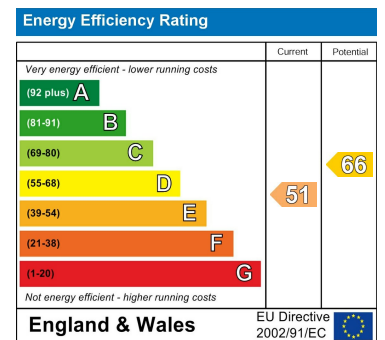
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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