

Town & Country

Estate & Letting Agents



36 School Lane, Trefonen, SY10 9DY

£245,000

Town and Country Oswestry offer this truly stunning cottage style modern family home set in a pretty location in the sought after village of Trefonen. The property has been lovingly cared for by the present owners and offers three well presented bedrooms, spacious kitchen/ dining room and living room areas along with conservatory and well kept gardens. There is off road parking to the side and immaculate presentation throughout. Trefonen offer a local school, village shop and good road links to Oswestry and larger towns and cities.

Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. In the centre of the village turn left onto Martins Fields and immediately left onto School Lane where the property will be found on the right hand side.

Accommodation Comprises

Hallway

The hallway provides a useful space for coats and shoes and has a door to the front, wood effect flooring, a door to the utility and a door leading to the kitchen.

Utility/ Cloakroom



The useful utility/ cloakroom has wall unit storage and worktops with plenty of space for appliances, wood effect flooring, radiator and storage along with a low level w.c. and a wash hand basin.

Kitchen/ Dining Room 13'8" x 10'2" (4.17m x 3.12m)



The well appointed kitchen/ dining room has a range

of base and wall units with work surfaces over, ceramic sink with a mixer tap over, a window to the front, radiator, paneled walls, range style cooker, wood effect flooring, part tiled walls, space for fridge and freezer, and a door leading into the lounge.

Additional Photo



Additional Photo



Lounge 12'11" x 11'8" (3.94m x 3.58m)



The good sized lounge is a really cosy place to relax having a central log burning stove with a slate hearth and wood mantle beam, along with a radiator, French doors to the conservatory and a door leading to the rear hallway.

Additional Photo



Additional Photo



Conservatory 8'3" x 7'8" (2.52m x 2.36m)

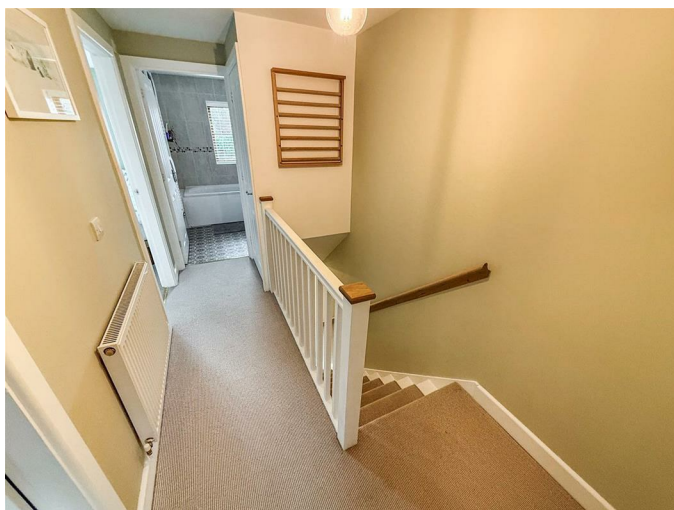


A lovely place to unwind with doors opening onto the garden, wall light and wood effect flooring.

Rear Hallway

The rear hallway has a window to the rear, stairs leading to the first floor and a radiator.

First Floor Landing



Having doors leading to the bedrooms and the bathroom. There is a radiator, airing cupboard and access to the loft space which is boarded.

Bedroom One 11'5" x 8'6" (3.49m x 2.61m)



The first bedroom has a window to the rear, radiator, built in deep cupboard, free standing wardrobes(by separate negotiation) and a door leading to the en suite.

Additional Photo



En Suite



The en suite is fitted with a mains shower cubicle with electric shower unit, extractor fan, low level

w.c, wash hand basin on a modern vanity unit, vinyl flooring and a radiator.

Bedroom Two 11'1" x 8'6" (3.39m x 2.61m)



The second bedroom has a window to the front, free standing wardrobes (by separate negotiation) providing good storage and a radiator.

Bedroom Three 7'10" x 6'8" (2.39m x 2.04m)



The third bedroom has a window to the front, wood flooring and a radiator.

Family Bathroom



The family bathroom has a panelled bath with mixer tap and shower head, low level w.c., wash hand basin and mixer tap, vinyl flooring, part tiled walls, extractor fan, a window to the rear and a heated towel rail.

To The Front

To the front of the property a gravelled path leads to the front door with a canopy porch over and attractive stone walling to the boundary.

Rear Gardens



To the side there is parking for two cars with gated access to the gardens. There is a shed along with a low maintenance garden and raised flower beds and gravel pathway. The garden is boarded with fence panelling to create a private place to relax.

Additional Photo



Additional Photo



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, Zoopla, 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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Services

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

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 County Council and we believe the property to be in Band B.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

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.

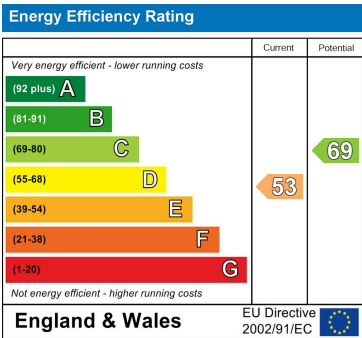
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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