

Town & Country

Estate & Letting Agents



13 Knights Grove, Knockin, SY10 8PU

Offers In The Region Of £399,995

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly immaculate and well presented four bedroom family home set in a highly sought after village with good links to Shrewsbury and Oswestry. The property is bright and airy throughout and was recently constructed by the reputable and prestigious developer Shingle Homes and offers spacious, well laid out accommodation on a small, private select development with driveway parking, double garage and well maintained gardens. Knockin has all daily amenities such as a village shop, public house, church and medical centre whilst good road links connect the home to larger towns and cities.

Directions

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh and continue to the T junction. Turn left and follow the signs for Knockin. Proceed through Knockin past the shop and turn left into Knights Grove where the property will be found on the left hand side.

Overview

The property offer superb family living accommodation having a welcoming hallway, a superbly versatile sitting room/ home office/ playroom ideal also for a ground floor bedroom. The cosy, yet spacious lounge is ideal for those colder winter nights with a lovely focal log burner whilst the kitchen/ dining room really feels like the heart of the home and a great place to entertain having doors out to the rear garden and an extensive range of base and wall units ideal for those who like to cook. There is a useful utility and a cloakroom to finish the ground floor accommodation. To the first floor, the oak and glass staircase leads to the four great bedrooms. The largest of the bedrooms having an en- suite, whilst the others share a modern bright fitted bathroom. There is extensive parking to the front along with a double garage. The rear garden is fully enclosed making it ideal for children and pets.

Accommodation Comprises

Hallway



The bright, welcoming hallway has tiled flooring, under stairs cupboard, radiator and doors leading to the kitchen, lounge and the sitting room. There are stunning oak stairs with oak hand rail and glass leading to the first floor.

Sitting Room/ Office 17'4" x 9'2" (5.30m x 2.80m)



A very versatile room ideal for a number of uses such as a home office/ playroom or even a ground floor bedroom having a window to the front, radiator, a window to the side and focal wall mounted electric fire.

Additional Photo



Lounge 15'8" x 10'2" (4.80m x 3.10m)



The cosy yet bright lounge has a focal log burning

stove with an oak beam over and a slate hearth, a window to the front and two windows to the side letting in lots of natural light, radiator and a tv point.

Additional Photo



Additional Photo



Kitchen/ Dining Room 20'11" x 10'2" (6.40m x 3.10m)



The kitchen/ dining room is a great place to

entertain and cook and is fitted with a good range of modern base and wall units with contrasting oak block work surfaces and up stands over, tiled flooring, an inset Belfast sink with a mixer tap over, a window to the rear overlooking the garden, bifolding doors that open onto the garden ideal for those warmer nights, radiator, spotlighting, Belling eye level oven and grill, Belling gas hob with a splash back and a chimney style extractor fan over, integrated Belling dishwasher and integrated fridge and freezer. A door leads through to the utility.

Additional Photo



Additional Photo



Additional Photo



Cloakroom



Additional Photo



Utility Room



The useful utility room has a window to the side, fitted base and larder unit with work surface and upstands to match the kitchen, plumbing for a washing machine, wall mounted gas fired boiler, tiled flooring, a door to the cloakroom and a part glazed door leading out to the garden.

The cloakroom is decorated in a modern theme and has a low level w.c. ,corner wash hand basin with a mixer tap over, window to the side and a radiator.

First Floor Landing



The first floor landing has the continuation of the stunning oak and glass staircase with doors leading to all the first floor rooms and double doors leading to a large linen cupboard. A loft hatch gives access to the loft space.

Additional Photo



Bedroom One 13'5" x 11'5" (4.10m x 3.5m)



The good sized first double bedroom has a window to the front that has views over the adjacent fields, a radiator, double built in wardrobe providing good storage and a door leading to the en suite.

En Suite



The modern en suite has a window to the side, low level w.c. ,wash hand basin with a mixer tap over,

double shower cubicle with a mains powered shower, part tiled walls, tiled flooring, extractor fan, spot lighting, heated towel rail and a shaver point.

Bedroom Two 9'10" x 9'6" (3.00m x 2.90m)



The second double bedroom has a radiator and a window to the rear overlooking the garden.

Bedroom Three 11'9" x 8'2" (3.60m x 2.50m)



The third double bedroom has a radiator and a window to the front with views over the fields.

Bedroom Four 9'6" x 8'6" (2.90m x 2.60m)



The fourth bedroom is currently used as a dressing room and has a radiator and a window to the rear overlooking the garden.

Family Bathroom



The beautifully appointed family bathroom is fitted with a panelled bath with a mixer tap over and recessed shelving and mains powered shower with a glass screen, low level w.c, wash hand basin with a mixer tap over, heated towel rail, tiled flooring, part tiled walls and a window to the rear.

To The Outside



The property is approached from the cul de sac over a paved pathway that leads to the front door. The front gardens are lawned with a shrubbed flower bed and a canopy porch leading to the front door with outside lighting.

Entrance



Garage and Driveway 17'4" x 17'4" (5.30m x 5.30m)



The double width block paved driveway provides parking for several vehicles and leads to the double garage. The double garage has an electric door, power and lighting, eaves storage and a personal door to the rear. There is also an electric car charging point fitted that will be included in the sale. A gate at the side of the garage gives access to the rear garden.

To The Rear



The gardens are another great feature of this lovely home being a good size and having a large patio area running across the rear of the house making it ideal for entertaining and sitting out. The gardens are lawned and are fully enclosed by privacy fencing making it ideal for children and pets. There is also a gravelled area ideal for storage and bins.

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.

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 F.

We are informed by the vendors that there is a community charge payable of £270 per year to cover the upkeep and maintenance of the communal areas.

Services

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

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

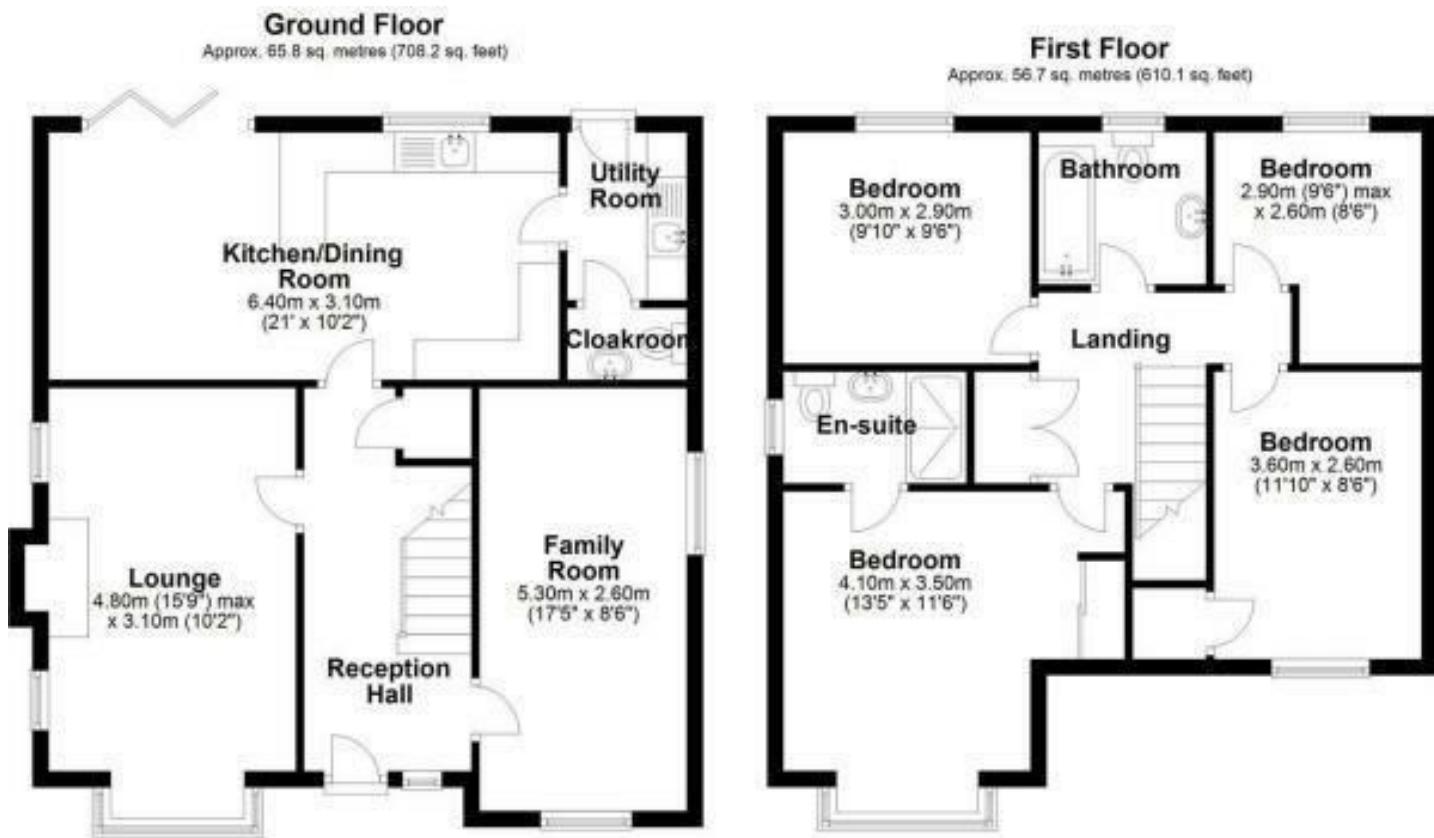
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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



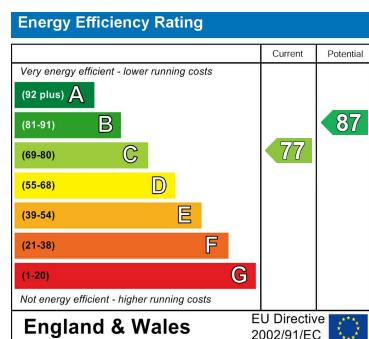
Total area: approx. 122.5 sq. metres (1318.3 sq. feet)

Knights Grove

Area Map



Energy Efficiency Graph



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