

# Town & Country

Estate & Letting Agents



**The Roses , Hengoed, SY10 7EU**

**Offers In The Region Of £335,000**

IF YOU ARE LOOKING FOR A SPACIOUS FAMILY HOME THEN LOOK NO FURTHER. EXTENDING TO OVER 1450 SQUARE METRES WITH LOTS OF SPACE AND GENEROUS SIZED ROOMS. Town and Country Oswestry offer this immaculate, modern three double bedroom detached family home in the sought after and pretty location of Hengoed. The property has been maintained to a high standard by the present owners who have created a lovely property with stunning gardens to the front and the rear. The bright, well laid out accommodation offers good sized rooms, all decorated to a high standard. Hengoed is a quiet hamlet with a village pub and great road links. Oswestry is just a five minute drive away with all daily amenities available. A viewing is a must to appreciate the condition, location and presentation of this beautiful home!!

## Directions

From our Oswestry office proceed up Willow Street and bear right onto Oakhurst Road. Proceed out of town on this road and after approximately one mile turn right signposted Hengoed and Weston Rhyn. Proceed along this road for approximately 1.5 miles until reaching the hamlet of Hengoed. Turn right onto the Willow Bank Meadows development then turn onto the private driveway on the left where the property and driveway will be found on the left hand side.

## ABOUT THE SELLERS

The current owners of The Roses have loved their time living at the property. They have spent time making many improvements to the home including a new composite front and rear door, walnut flooring in the living room, new flooring in the bathroom and ensuite, professionally fitted shutters, and they have landscaped the rear garden to include a lovely decked area, perfect for a relaxing evening drink in the garden. They particularly like Hengoed because it has that rural feel but is still close to Oswestry and the village of Weston Rhyn. They also love the walks that they can take from the door with their dogs. They are selling to move to a more suitable property for health reasons and have already found the property that they hope to move to.

## Accommodation Comprises



## Hallway



The spacious hallway has a door to the front, alarm panel, wood flooring and stairs leading to the first floor. Doors lead to the lounge, cloakroom and the kitchen.

## Cloakroom



The cloakroom is fitted with a modern low level w.c., wash hand basin on a vanity unit with a mixer tap over, radiator, vinyl flooring and an extractor fan.

**Lounge 22'6" x 10'3" (6.87m x 3.14m)**



The lovely, extremely spacious lounge has lots of natural light having windows to the front and the side along with French doors opening onto the rear garden. There is a radiator, tv point, wood flooring and a fireplace with a flagged hearth and a beam over.

**Additional Photo**



**Kitchen/ Dining Room 22'6" x 11'8" (6.87m x 3.57m)**



The large kitchen/ dining/ family room is the real heart of this beautiful home and is ideal for entertaining and family gatherings having a window to the front and French doors leading out to the garden. The kitchen is fitted with a good range of base and wall units in gloss style with contrasting solid block work surfaces over, open shelving units, integrated dishwasher, inset Belfast sink with a mixer tap over, range style double oven and hob with a large chimney style extractor fan over, part tiled walls, space for a fridge, wood flooring, two radiators, spotlighting, under unit lighting, integrated fridge. integrated freezer, breakfast bar and a tv point. A door leads through to the utility.

**Additional Photo**



### Additional Photo



### Utility 9'6" x 7'2" (2.91m x 2.19m)



### Additional Photo



The utility is fitted with base and wall units to match the kitchen with contrasting solid block work surfaces over, a part glazed door to the rear and a window to the rear, Worcester oil fired boiler, stainless steel sink with a mixer tap over, plumbing for a washing machine, space for a tumble drier, wood flooring, alarm panel, spotlighting, extractor fan and a radiator.

### First Floor Landing



### View out of the Dining Room Window



The first floor landing has a good amount of space and offers an area that can be used as a home office. There is a velux window to the rear, loft hatch, airing cupboard with tank and doors leading off to the bedrooms and the bathroom.

**Bedroom One 10'6" x 10'5" (3.22m x 3.20m)**



The first spacious double bedroom has a window to the rear overlooking the garden, radiator and opening onto the dressing room.

**Additional Photo**



**Dressing Room 10'6" x 4'9" (3.22m x 1.47m)**



The dressing room has spotlighting and leads through to the en suite.

**En Suite 8'2" x 6'5" (2.51m x 1.98m)**

The well appointed en suite has a window to the front, heated towel rail, low level w.c. ,wash hand basin with a mixer tap over, walk in double shower with a mains powered shower, part tiled walls, vinyl flooring, shaver point, extractor fan and spotlighting.

**Bedroom Two 12'4" x 11'10" (3.78m x 3.62m)**



The second great sized double bedroom has a window to the front and a radiator.

**Bedroom Three 11'10" x 9'10" (3.61m x 3.00m)**



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

## Family Bathroom 9'6" x 6'6" (2.92m x 2.00m)



The lovely family bathroom has a velux window to the front, panelled bath with a glass screen, mixer tap and a mains powered shower, wash hand basin with a mixer tap over, low level w.c, vinyl flooring, part tiled walls, extractor fan, spotlighting and a heated towel rail.

### To the Outside

The property can be accessed from both the front and the rear.

### The Front of the Property

#### Front Gardens

A pathway at the front leads to the front door with canopy porch and outside lighting. The gardens are an abundance of colour with well stocked flower beds and specimen shrubs. A low fence runs along the front boundary and a pathway leads around the side of the property with a gate giving access to the rear garden.

#### Rear Gardens

The rear gardens are another great feature of this family home. The current owners have created a wonderful space full of colour with various planted flower beds and landscaped gardens. A patio area runs across the rear of the private garden creating a tranquil space to sit and relax or for dining. A path runs through the garden to a further private patio area. There is a garden shed and summerhouse with fence boundaries making it ideal for pets and children. A gate at the rear leads to the two off road parking spaces.

## Decked Seating Area



A fantastic private sunny place to sit!

### Additional Photo

### Patio Area

### Additional Photo



### Off Road Parking

### To the Rear of the Parking Area



There is a piece of land owned by neighbouring properties that is used as an allotment and wildlife garden adds to the 'country feel' and community spirit offered by this this property.

### **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](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.

#### **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 D.

#### **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 5.30pm

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.

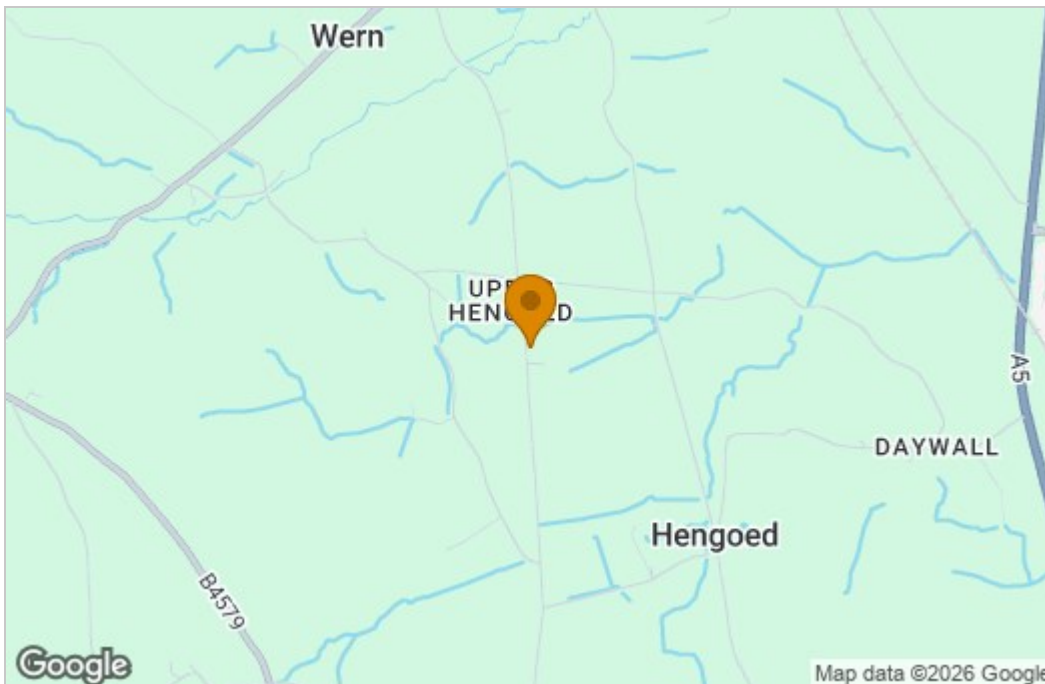
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## Floor Plan

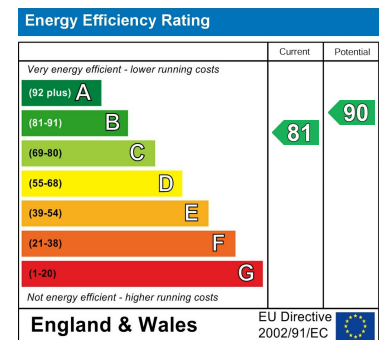


Total area: approx. 124.1 sq. metres (1336.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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