



1A Maes Chwarae, Churchstoke, SY15 6DN

A brand new semi-detached property situated in the popular village of Churchstoke which has an extremely good selection of amenities including the famous Harry Tuffins store. The property offers accommodation briefly comprising; entrance hall, downstairs cloakroom/WC, kitchen/dining room with range of built in appliances, sitting room, three bedrooms and bathroom.

The property has the benefit of oil fired central heating, PVC double glazing, will be carpeted throughout and has an attached garage with turfed gardens to the front and rear.

Offers in the region of £159,950

To view this property call 01743 343 343

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ACCOMMODATION COMPRISING: (All measurements are approximate)

UPVC panelled front door with opaque glass inlay to:

ENTRANCE HALL 6'0 x 3'5 (1.83m x 1.04m)

With central light point, alarm control pad, panelled door to:

CLOAKROOM

With white suite comprising: one low level flush WC, pedestal hand basin with tiled splash, lined wood effect ceramic tiled flooring, central light point, extractor fan, radiator, uPVC opaque glass window to the front.

From entrance hall door to:

SITTING ROOM 13'4 x 11'7 (4.06m x 3.53m)

With two radiators, ample power points, telephone socket, central light point, door to under stairs storage cupboard. Staircase ascending to the first floor and large oriel bay window to the front, thermostat control.

From sitting room door to:

KITCHEN/DINING AREA 16'2 x 9'10 (4.93m x 3.00m)

With range of contemporary units comprising: one and a half bowl stainless steel sink under set into slate effect laminate worksurface extending to three walled sections with extensive ranges of cupboards and drawers under with tiled splash above. Built in ceramic electric hob with stainless steel and glass extractor hood above and range of pan drawers below. Built in electric double oven set into housing with storage cupboards above and below, built in full length fridge freezer alongside. Extensive range of eye-level cupboards, range of recessed spotlights, further central light point, ample power points, radiator, wood effect ceramic tiled flooring, uPVC double glazed window overlooking private rear gardens with matching uPVC double French casement style doors alongside.

From sitting room, staircase leads to:

FIRST FLOOR LANDING

With double power point, central light point, access to roof space, built-in linen cupboard with shelving, landing gives access to bedroom accommodation comprising:

BEDROOM ONE (REAR) 11'10 x 9'2 (3.61m x 2.79m)

With radiator, power and lighting points, uPVC double glazed window to the rear.

BEDROOM TWO (FRONT) 9'10 x 8'4 (3.00m x 2.54m)

With radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the front.

BEDROOM THREE (FRONT) 7'7 x 6'6 (2.31m x 1.98m)

With radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the front.

FAMILY BATHROOM

Fitted with contemporary white suite comprising: one panelled bath with fitted Triton Enrich electric shower unit, fully tiled to bath area with glazed shower screen, pedestal wash basin with tiled splash, low level flush WC, radiator, ceramic tiled flooring, range of recessed spotlights, tiled sill to uPVC opaque glass window to the rear.

OUTSIDE (FRONT)

The property is approached over a tarmac driveway giving off road parking for two cars and extending down the side of the property to attached brick built garage.

ATTACHED BRICK GARAGE 16'3 x 9'3 (4.95m x 2.82m)

With metal up and over door, concrete floor and power and lighting points, PVC double glazed opaque glass window to the rear, PVC service door to the side giving access to gardens, oil fired boiler set to one corner supplying domestic hot water and central heating.

REAR GARDENS

From the French doors out of the kitchen/dining area to the paved sun patio extending the width of the property with lawns extending, oil tank set to one corner, outside water tap, outside security light, gardens are enclosed by a variety of brick walling and larch-lapped fencing.

EPC Rating: B

For a full copy of the Energy Performance Certificate (EPC) please contact Agents.

Directions

From Shrewsbury take the B4386 Montgomery road through the villages of Yockleton, Westbury, Worthen and Marton. Continue towards Chirbury and in the village of Chirbury on the sharp right hand bend turn left signposted Churchstoke. Continue for a further 3 miles to Churchstoke and at the T junction turn left, after about 200 metres turn left again into Hall Bank then first left into Maes Chwarae and after a short distance the property is on the left hand side indicated by the For Sale sign.



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

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VIEWING: Strictly by appointment with the Agents.
Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

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Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

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