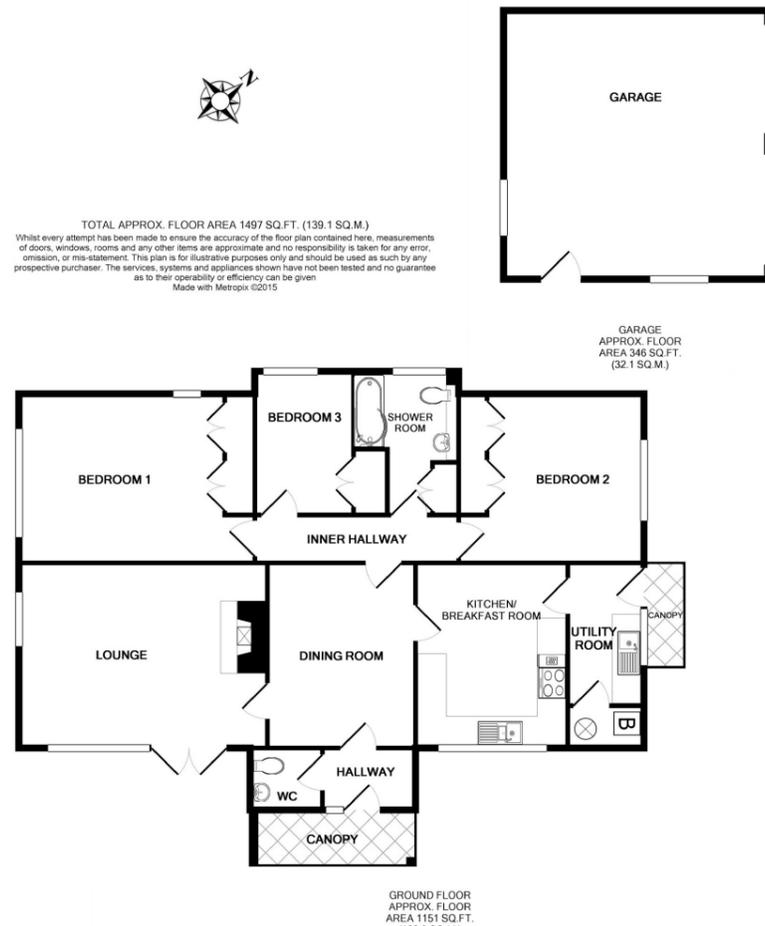


FOR SALE

6 The Meadows, Briggs Lane, Pant, Oswestry, Shropshire, SY10 8PR



FOR SALE

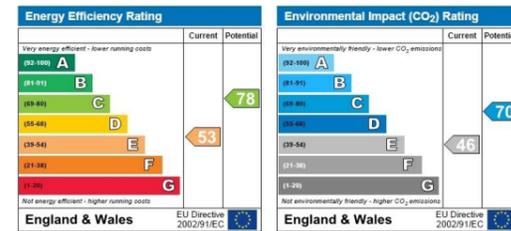
£287,500

6 The Meadows, Briggs Lane, Pant, Oswestry, Shropshire, SY10 8PR

This three bedroom spacious bungalow is situated in a pleasant quiet cul de sac location with South facing views across the Shropshire Plain. The immaculate accommodation is warmed by oil fired central heating and benefits from double glazing. The accommodation comprises: Reception Hall, Cloakroom, Dining Room, Lounge, Kitchen Breakfast Room, Utility, Three Bedrooms, Bathroom, Double Garage, Parking, Gardens. This property must be viewed.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



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Shrewsbury (17 Miles) Oswestry (4 Miles) Welshpool (12 Miles)
All Distances Approximate



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Detached Bungalow**
- **Spacious Accommodation**
- **Excellent Decor Throughout**
- **Superb Commuter Links**
- **Oil fired Central Heating**
- **Double Glazing**

LOCATION

Halls are delighted to be instructed on this three bedroom executive home situated in a superb elevated location enjoying views over the Shropshire plain.

The village of Pant is a most popular and sought after village situated on the A483. The village offers primary school, pub, post office and village store all of which go to serve the village's day to day needs. The local golf course is only 2 minutes drive away from the property.

Oswestry is some four miles distant and is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South East, Wrexham, Chester and the Wirral to the North.

DIRECTIONS

From Oswestry take the A483 towards Welshpool, continue over the Llynclys crossroads and into Pant. On entering the village of Pant, proceed to The Cross Guns public house, turn right into Briggs Lane, continue turning left into The Meadows.

COVERED ENTRANCE PORCH

With UPVC obscured double glazed door with UPVC obscured double glazed side window leading into:-

RECEPTION HALL

With radiator, light point, telephone point.

CLOAKROOM

Comprising a two piece suite providing a low flush WC, wash hand basin with tiled splash back, extractor fan, light point, entrance hatch to attic storage space, radiator.

DINING ROOM

10'5" x 13'6" (3.17m x 4.11m)
(ceiling height of 4.26m) With two velux roof windows with fitted blinds, exposed brick work, exposed timbers to ceiling, wall light points, radiator, power and light points.

KITCHEN BREAKFAST ROOM

10'8" x 12'10" (3.26m x 3.92m)
The kitchen comprises a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with work tops over and tiled splash backs, one and a half bowl stainless steel sink unit with mixer tap over and drainer to side, integrated fridge, integrated freezer, Belling stove with four ring hob, hot plate to side incorporating two ovens and extractor hood above, double glazed window to the front elevation over looking gardens and views to the Shropshire plain in the distance, tiled floor, space for dining table, coving to ceiling, radiator, down lighting to ceiling.

UTILITY ROOM

6'0" x 10'1" (1.83m x 3.08m)
With base units providing storage, space and plumbing for automatic washing machine, space and plumbing for slimline dishwasher, stainless steel sink unit with mixer tap over and drainer to side, tiled floor, radiator, coving to ceiling, extractor fan, down lighting to ceiling, UPVC double glazed window to the side elevation, UPVC obscured double glazed door leading out to side.

BOILER ROOM

Housing a floor mounted oil fired boiler serving domestic hot water and central heating needs, hot water tank.

LOUNGE

17'4" x 12'11" (5.29m x 3.93m)
A dual aspect room with UPVC double glazed window to the side elevation, double glazed French doors leading out to sitting

area taking advantage of the views, double glazed side window (floor to ceiling length) wall light points, coving to ceiling, radiator, TV point, telephone point, multi fuel stove set within chimney breast with brick surround on a tiled hearth.

INNER HALLWAY

With light and power points, coving to ceiling, entrance hatch to attic area.

BEDROOM ONE

16'6" x 11'10" (5.02m x 3.60m)
A dual aspect room with UPVC double glazed windows to the side elevation and double glazed window to the rear elevation over looking private rear garden, radiator, coving to ceiling, light and power points, double wardrobe providing a good amount of hanging and storage space, telephone point, TV point.

BEDROOM TWO

13'6" x 11'10" (4.11m x 3.60m)
With UPVC double glazed window to the side elevation, radiator, light and power points, two double wardrobes providing a good amount of hanging and storage space, TV point, telephone point.

BEDROOM THREE

10'2" x 6'11" (3.11m x 2.11m)
With UPVC double glazed window to the rear elevation, radiator, recessed double wardrobe providing a good amount of hanging and storage space, light and power points, TV point, telephone point.

SHOWER ROOM

9'11" (max) x 7'1" (max) (3.03m (max) x 2.17m (max))
The shower room comprises a three piece suite in white providing an obscured and low flush WC, wash hand basin set within vanity unit and cupboard beneath, illuminated mirror over, walk in shower unit housing a mixer shower, extractor fan, down lighting to ceiling, tiled floor, radiator, obscured UPVC double glazed window to the rear elevation, linen cupboard with radiator and a good amount of storage space.

FRONT GARDEN

The front garden is laid to lawn for the ease of maintenance planted with small trees, a paved path leads to the side and rear of the property.

REAR GARDEN

The rear garden is laid to lawn for the ease of maintenance with paved path leading around to the property and to the garage and parking area.

SIDE GARDEN

With a raised decked area which is private and enclosed by lattice fencing.

GARAGE

18'10" x 18'5" (5.75m x 5.61m)
With two roller PVC doors to the front elevation, window to side, door to side, ample power and light points, part boarded loft area.

PARKING

There is a tarmac drive providing parking and parking directly in front of the garage providing parking space for four cars.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

INSPECTED BY

This property was personally inspected by:
Steven Murgatroyd B.Ed
Hayley Jackson BSc (Hons) M.N.A.E.A. DipDEA