



FOR SALE

Chain Free £550,000

Maranatha, Croeswylan Lane,
Oswestry, Shropshire, SY10 9PT

Located 1km from Oswestry Town Centre and a few minutes walk from open countryside, set in 0.50 acre of grounds, this detached family home boasts spacious accommodation comprising; Porch, Reception Hall, Cloakroom, Family Room, Lounge, Kitchen Dining Room, Utility, Study, Landing, Four Bedrooms, Two Bathrooms, Attic room, Double Garage, Generous Gardens. Warmed by Gas Fired Central Heating and benefits from UPVC Double Glazing and Solar Panels.



Walking Distance to Oswestry, 20 Miles to Shrewsbury, 27 Miles to Chester
All Distances Approximate



- Premier Residential Area
- Potential Annex
- Spacious Accommodation
- Walking Distance to Town
- Central Heating/Double Glazing
- South Facing Rear Gardens

LOCATION

Croeswylan Lane is a most popular residential area on the outskirts of the town.

Oswestry 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, Wrexham, Chester and the Wirral to the Northwest.

The property has got close proximity to the town centre, with an abundance of shops and supermarkets. There is also a school and doctors surgery within walking distance.

DIRECTIONS

Take the A483 Welshpool road out of Oswestry. Take the first turn right immediately after The Marches School, the property will be found on the left hand side.

RECEPTION HALL

With staircase leading to the First Floor Landing, radiator, doors leading to Reception rooms.

CLOAKROOM

Comprising a two piece suite providing low flush WC, wash hand basin.

LOUNGE

20'4" x 12'10" (6.20m x 3.90m)

A dual aspect room with UPVC double glazed sliding doors leading out to the rear elevation overlooking gardens, sliding doors leading into the Entrance Porch, living flame gas fire, radiator.

FAMILY ROOM

24'7" x 11'2" (7.50m x 3.40m)

A dual aspect room with UPVC double glazed sliding doors leading out to the rear elevation overlooking gardens, UPVC double glazed window to the front elevation, radiator, gas convector heater. Cloakroom comprising a two piece suite providing low flush WC, stainless steel wash hand basin.

KITCHEN DINING ROOM

21'0" x 9'10" (6.40m x 3.00)

The kitchen comprises a comprehensive range of fitted base and wall units providing a good amount of cupboard and drawer space with worktops over, four ring gas hob with extractor hood over, fitted double oven and grill, space for dishwasher, integrated fridge freezer, stainless steel sink unit with drainer to the side, breakfast bar, UPVC double glazed window to the rear elevation, archway through to:

Dining Area with UPVC double glazed window to the rear elevation, radiator.

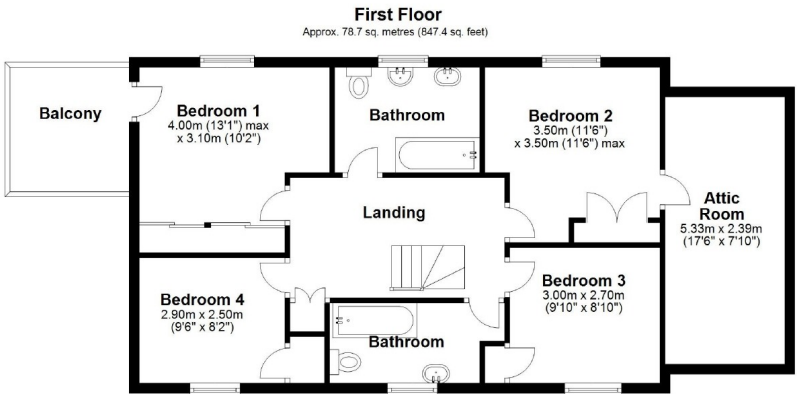
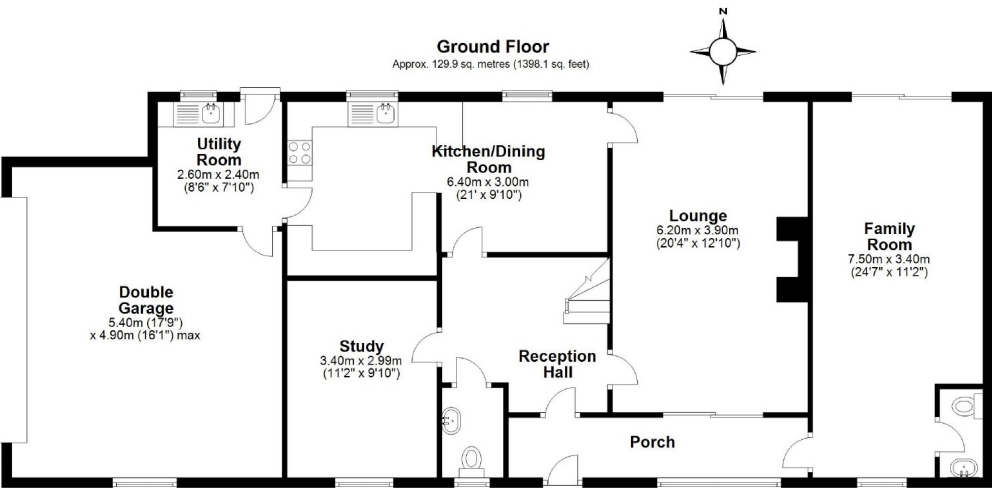
UTILITY ROOM

8'6" x 7'10" (2.60m x 2.40m)

With units, sink unit, UPVC double glazed window to the rear elevation, space for appliances.

STUDY

11'2" x 9'10" (3.40m x 2.99m)



Total area: approx. 208.6 sq. metres (2245.5 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



With UPVC double glazed window to the front elevation, radiator.

FIRST FLOOR LANDING

With entrance hatch to attic, airing cupboard.

BEDROOM ONE

13'1" x 10'2" max (4.00m x 3.10m max)

A dual aspect room with UPVC double glazed door leading out to the Balcony, UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

BALCONY

With a view over the grounds.

BEDROOM TWO

11'6" x 11'6" max (3.50m x 3.50m max)

With UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, door through to:

ATTIC ROOM

17'6" x 7'10" (5.33m x 2.39m)

Used for storage.

FAMILY BATHROOM ONE

Comprising a four piece suite in white providing a low flush WC, wash hand basin, bidet, bath, UPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

9'10" x 8'10" (3.00m x 2.70m)

With UPVC double glazed window to the front elevation, radiator, fitted wardrobe.



BEDROOM FOUR

9'6" x 8'2" (2.90m x 2.50m)

With UPVC double glazed window to the rear elevation, radiator, fitted wardrobe.

FAMILY BATHROOM TWO

Comprising a three piece suite in white providing a low flush WC, wash hand basin, bath with shower and glazed screen, UPVC double glazed window to the front elevation, radiator.

DOUBLE GARAGE

17'9" x 16'1" max (5.40m x 4.90m max)

With double glazed window to the front elevation, electrically operated door to the side elevation.

GARDENS AND GROUNDS

From Croeswylan Lane a drive leads to the front of the garage providing a good amount of parking and turning space.

The front gardens are laid to lawn for ease of maintenance with fencing and hedging to the boundary.

The rear gardens are a notable feature of the property, laid to lawn with raised decked, outside sitting and dining area. There is a good size organic vegetable patch and paved patio area.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and



decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

SOLAR PANELS

We have been informed by the vendor that they receive an annual index linked income of approx £1557.00 (Figure for 2018).

VIEWINGS

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

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

LOCAL COUNCIL

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

FOR SALE

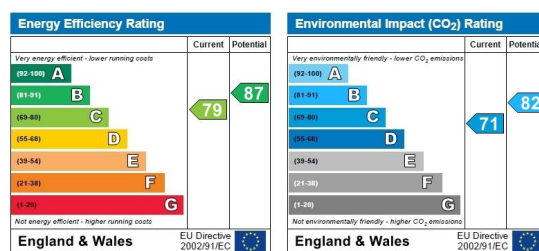
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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
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