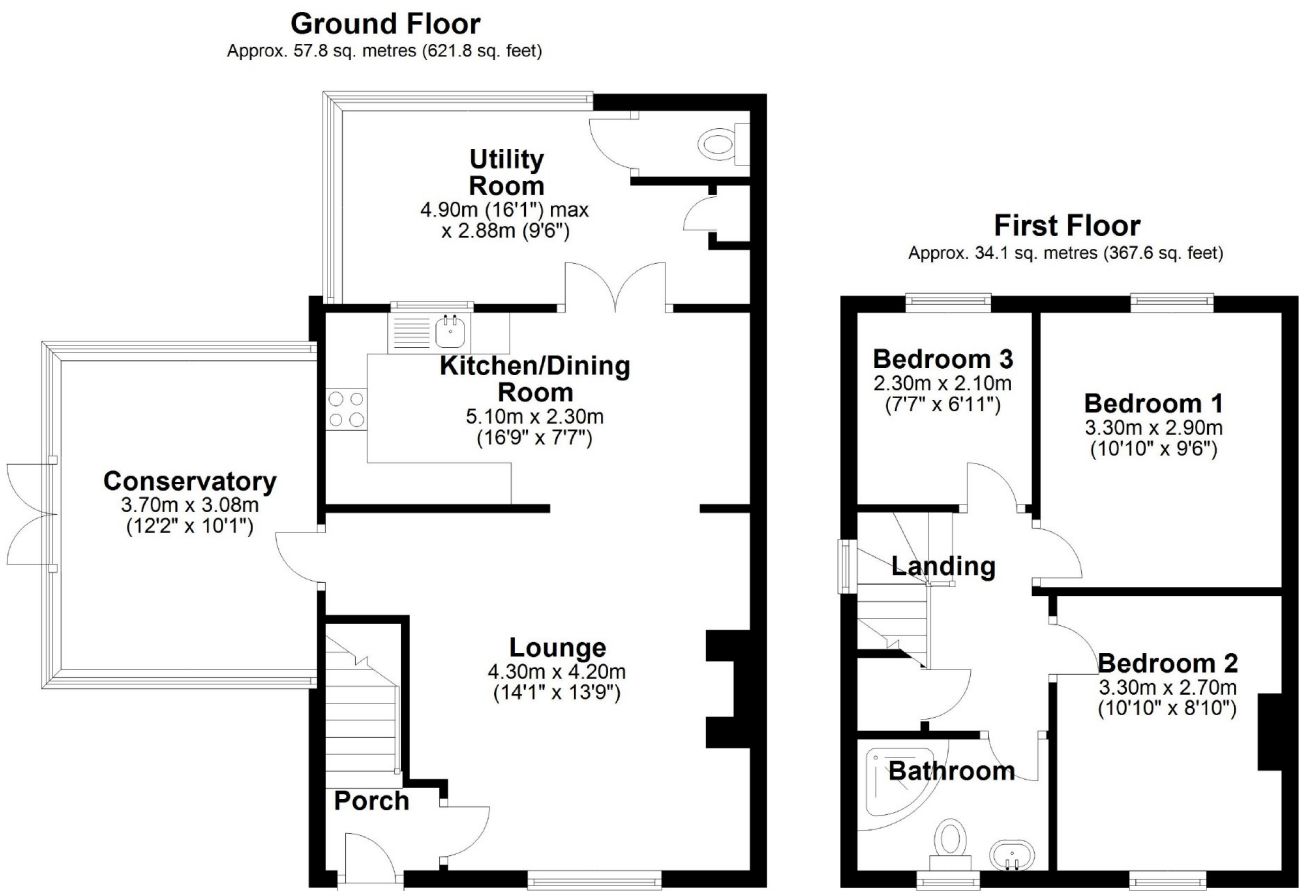


FOR SALE

May Cottage, 8 Kinnerley Road, Kinnerley, Oswestry, Shropshire, SY10 8DD



Total area: approx. 91.9 sq. metres (989.4 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.

Energy Performance Ratings

**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.



01691 670 320

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



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FOR SALE

£279,950

May Cottage, 8 Kinnerley Road, Kinnerley, Oswestry, Shropshire, SY10 8DD

This three bedroom semi detached property sits in a generous sized 0.25 acre plot with extensive gardens and parking area. The accommodation comprises; Reception Hall, Lounge, Dining Room/Kitchen, Utility Room, Cloakroom, Conservatory, First Floor Landing, Three Bedrooms, Bathroom, Superb Gardens and Grounds, Ample Parking. Located in the popular village of Kinnerley, between the towns of Shrewsbury and Oswestry.





Oswestry (7 Miles) Shrewsbury (13 Miles) Wrexham (20 Miles)  
All Distances Approximate



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Set in 0.25 Acre of Grounds
- Superb Cottage Gardens
- Lovely Village Location
- UPVC Double Glazing
- Electric Heating
- Numerous Outbuildings

LOCATION

Local amenities can be found in Kinnerley, including a primary school and shop, with additional amenities available at Knockin including a medical centre. Further afield the property is set almost equidistant between the county town of Shrewsbury and the market town of Oswestry, both providing comprehensive shopping centres, whilst Shrewsbury includes an excellent range of leisure and social facilities together with a rail service. Commuters will find that the easily accessible A5 provides road links through to the M54 motorway and Telford or alternatively north via Oswestry through to Wrexham and then onto Chester.

DIRECTIONS

From either Oswestry or Shrewsbury proceed to the village of Knockin. Turn signposted Kinnerley and proceed to the village, proceed over a bridge with white railings and the entrance to the property will be viewed to the left hand side.

COVERED ENTRANCE PORCH

With UPVC double glazed elevations, timber and glazed door leading into:

RECEPTION HALL

With staircase leading to the First Floor Landing.

LOUNGE

14'1" x 13'9" max (4.30m x 4.20m max)  
With UPVC double glazed window to the front elevation, fireplace housing a wood burning stove. Opening through to:

KITCHEN DINING ROOM

16'9" x 7'7" (5.10m x 2.30m)  
The Kitchen comprises a comprehensive range of fitted base and wall units which providing a good amount of cupboard storage and drawer space with worktops over, stainless steel sink unit with drainer to the side, fitted oven with four ring hob over and extractor fan, UPVC double glazed window overlooking into Conservatory/Utility, timber and glazed doors leading into Conservatory/Utility. Space for Dining Table.

UTILITY

16'1" x 9'5" max (4.90m x 2.88m max)  
With UPVC double glazed elevations, French doors leading out to the gardens, tiled floor, space and plumbing for appliances. Storage cupboard.

CLOAKROOM

Comprising a flush WC.

CONSERVATORY

With double glazed elevations, tiled floor, French doors leading out to the side elevation, ceiling fan.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, linen cupboard.

BEDROOM ONE

10'10" x 9'6" (3.30m x 2.90m)  
With UPVC double glazed window to the rear elevation.

BATHROOM

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

BEDROOM TWO

10'10" x 8'10" (3.30m x 2.70m)  
With UPVC double glazed window to the front elevation.

BEDROOM THREE

7'7" x 6'11" (2.30m x 2.10m)  
With UPVC double glazed window to the rear elevation.

GARDENS AND GROUNDS

The Gardens are a notable feature of the property. The gardens are located to the front, rear and mainly to the side elevation. The gardens are well planted with a number of flowering and herbaceous species and benefit from laid to lawn areas.

A particular feature are the various outbuildings which include a number of aviaries and chicken houses plus two breeding sheds.

The property will undoubtedly appeal to those wishing to undertake smallholdings type activities.

To the side of the property there is a pond and gravelled area providing outside dining and sitting areas.

The property is accessed by the lane and via double gates which provide access to the side gardens and parking and turning area. This area then extends to a vegetable patch and extends to the side of the property with further outside dining and sitting areas.

LOCAL COUNCIL

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

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.

TENURE

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

VIEWINGS

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