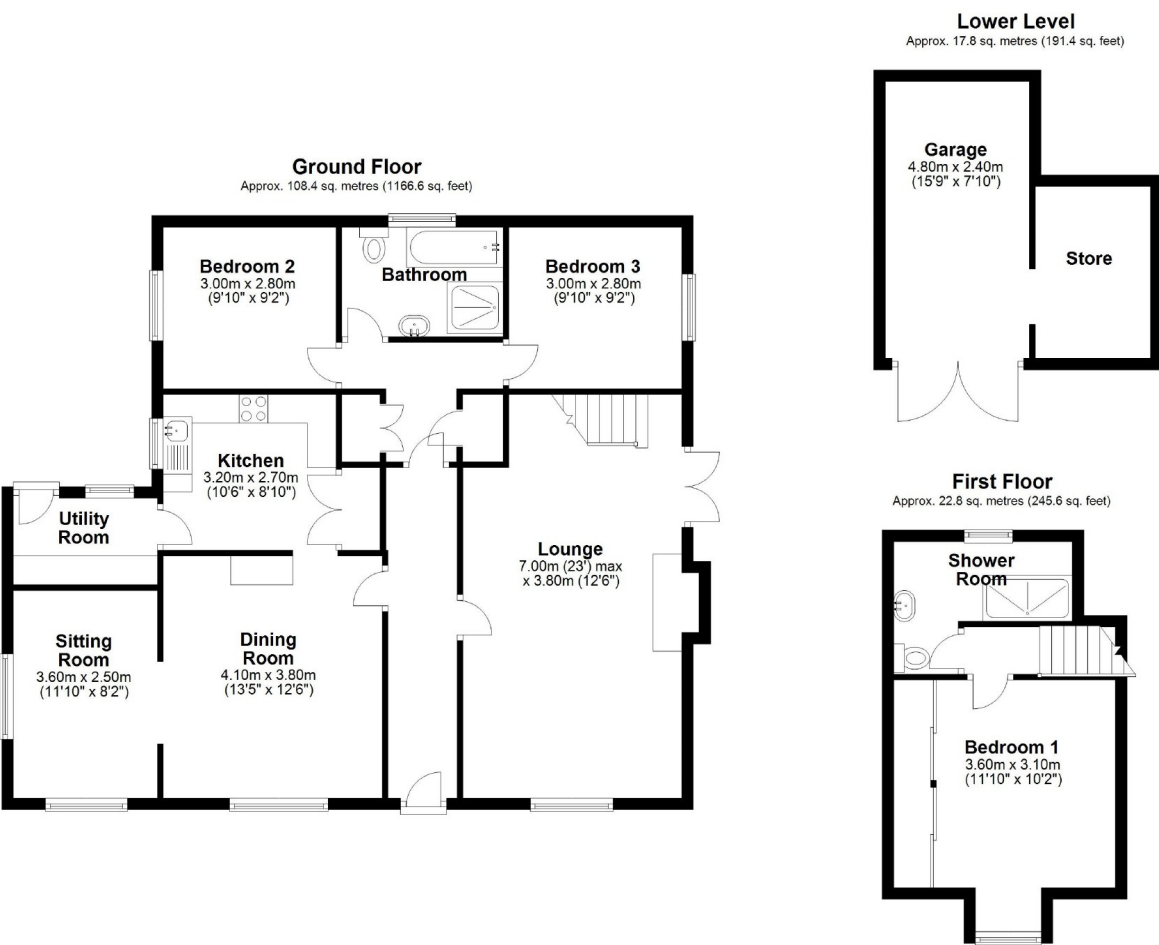


FOR SALE

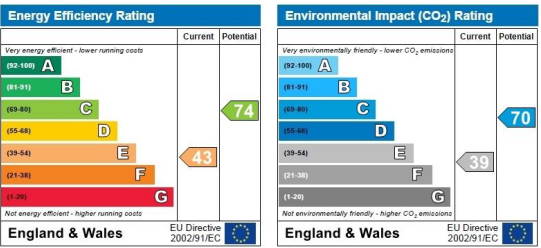
Ashfield, Pant, Oswestry, Shropshire, SY10 9QE



Total area: approx. 149.0 sq. metres (1603.7 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.

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@halls.gb.com



FOR SALE

£247,500

Ashfield, Pant,
Oswestry, Shropshire, SY10 9QE

A well presented three bedroom elevated property situated in a most popular village location with excellent commuter links. The property benefits from UPVC double glazed windows and is warmed by oil fired central heating. Reception Hall, Dining Room, Sitting Room, Lounge, Kitchen, Utility, Inner Hallway, Two Bedrooms, Bathroom, First Floor Landing, Bedroom, Shower Room, Garage, Store, Gardens and Parking.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in

Oswestry (5 miles) Shrewsbury (21 miles) Welshpool (10 miles)
All Distances Approximate



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Detached Village Property
- Spacious Accommodation
- Garage and Parking
- Oil Central Heating
- UPVC Double Glazed Windows
- Must See To Appreciate

LOCATION

This property is a walkers dream with many routes and trails across unspoilt countryside, Llanymynech Hill, Offas Dyke or Montgomery Canal.

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 and riding stables are only a few minutes drive away from the property.

Oswestry is some five 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

Take the A483 toward Welshpool, on entering Pant pass the terrace cottages to the right. The property will be viewed to the right hand side.

COVERED ENTRANCE PORCH

With timber and glazed door with obscure double glazed side window, leading through to:

RECEPTION HALL

With radiator and access through to the Inner Hallway.

LOUNGE

23'0" x 12'6" (7.00m x 3.80m)
A dual aspect room with UPVC double glazed windows to the front elevation overlooking the front garden and with a view of farmland, French doors lead out to the side gardens, stove set within chimney breast on a brick hearth and timber surround, staircase leads to the First Floor Landing.

DINING ROOM

13'5" x 12'6" (4.10m x 3.80m)
With UPVC double glazed window to the front elevation overlooking the front garden and with a view of farmland, radiator, stove set within chimney breast with hearth, opening through to Kitchen and opening through to:

SITTING ROOM

11'10" x 8'2" (3.60m x 2.50m)
A dual aspect room with UPVC double glazed windows to the front and side elevations, radiator.

KITCHEN

10'6" x 8'10" (3.20m x 2.70m)
A most attractive Kitchen providing a comprehensive range of fitted base and wall units, providing a good amount of cupboard storage and drawer space with complimentary worktops over and splash backs, circular stainless steel sink unit with mixer tap and circular drainer, ceramic tiled floor, radiator, integrated dishwasher, integrated fridge, UPVC double glazed window to the side elevation, twin sink unit, additional cupboard, space for appliances, space for breakfast table, tiled floor, radiator.

UTILITY ROOM

With space for appliances, UPVC double glazed window to the rear elevation, door leading out to the rear gardens.

INNER HALLWAY

With airing cupboard and store cupboard.

BEDROOM TWO

9'10" x 9'2" (3.00m x 2.80m)
With UPVC double glazed window to the side elevation overlooking the side garden, radiator.

BEDROOM THREE

9'10" x 9'2" (3.00m x 2.80m)
With UPVC double glazed window overlooking the side garden, radiator.

BATHROOM

Providing a four piece suite in white, providing pedestal wash hand basin with mixer tap over, bath, shower unit, low flush WC, UPVC double glazed window to the rear elevation, radiator.

FIRST FLOOR LANDING

Providing access through to:

BEDROOM ONE

11'10" x 10'2" (3.60m x 3.10m)
With UPVC double glazed dormer window to the front elevation overlooking farmland, fitted wardrobes providing an excellent amount of wardrobe space, radiator.

SHOWER ROOM

5'8" x 5'10" (1.72m x 1.79m)
Comprising of a three piece suite in white providing low flush WC, wash hand basin, shower unit, UPVC obscure double glazed window to the rear elevation, radiator, exposed beam.

GARDENS AND GROUNDS

From the road level a tarmacadam drive leads to the front of the property and to the garage providing parking for 2/3 cars. The front garden and is laid to lawn for ease of maintenance and bordered by various plants, shrubs and bushes, the front garden provides access to the side garden and to the rear of the property. From the parking forecourt, steps lead to the front door. Steps lead to the rear gardens.

The side gardens both offer outside sitting and dining areas with access to the rear gardens.

The rear gardens are terraced providing additional outside sitting and dining areas, taking advantage of the farmland view with many flowering species planted. There is a chicken enclosure to the top of the garden.

GARAGE

15'9" x 7'10" (4.80m x 2.40m)
With up and over door to the front elevation. Access through to:

STORE ROOM

Providing additional storage space.

LOCAL COUNCIL

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

TENURE

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

VIEWING

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

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.