

The Smithy B4398 Maesbrook Oswestry SY10 8QW



3 Bedroom Cottage - Detached
Offers In The Region Of £530,000

The features

- THREE BEDROOM DETACHED STONE COTTAGE WITH PERIOD FEATURES
- CHARMING LOUNGE WITH EXPOSED BEAMS, AND FEATURE FIREPLACE
- PRINCIPAL BEDROOM WITH JULIET BALCONY AND EN SUITE SHOWER ROOM
- ENVIABLE PLOT CIRCA 1/3 ACRE | ARRAY OF STORAGE SHEDS & OUTBUILDINGS
- WELL MAINTAINED AND ESTABLISHED REAR GARDEN
- ENVIABLE SEMI-RURAL POSITION | EASE OF ACCESS TO LOCAL AMENITIES
- KITCHEN/ BREAKFAST ROOM, SEPERATE DINING ROOM AND SUNROOM
- TWO FURTHER BEDROOMS, FAMILY BATHROOM, UTILITY ROOM & CLOAKROOM
- LARGE DRIVEWAY WITH AMPLE PARKING AND GARAGE
- ENERGY PERFORMANCE RATING ' ' | VIEWINGS ESSENTIAL



*** CHARMING PERIOD HOME WITH ORIGINAL CHARM ***

An excellent opportunity to acquire this immaculately presented three-bedroom cottage, thoughtfully extended and enhanced over time to create a spacious home in a desirable semi-rural setting. Offering a well-balanced and versatile layout, the property is ideally suited to a wide range of buyers seeking character, comfort and countryside.

Set in the semi-rural village of Maesbrook, this location offers a peaceful setting surrounded by countryside, with a strong community feel. Well placed for access to Oswestry and Shrewsbury, along with the A5/ M54 motorway network, it combines rural living with everyday convenience.

Briefly comprising of entrance hallway, lounge, dining room, conservatory, kitchen, utility room, cloakroom, principal bedroom with en suite shower room, two further bedrooms and family bathroom.

The property has benefit of oil central heating, partial double glazing, large driveway with ample parking, garage currently used as a home office, an array of outbuildings and well established enclosed rear garden.

Property details

LOCATION

The village of Maesbrook offers an attractive semi-rural setting, ideal for those seeking a quieter pace of life whilst remaining well connected. Surrounded by open countryside, the area provides a strong sense of community along with easy access to the nearby market towns of Oswestry and Shrewsbury, both offering a comprehensive range of amenities, shops and services. The A5 is within close proximity, providing convenient links to the wider road network, making the location well suited to commuters and those wishing to enjoy the balance of rural living with everyday accessibility.

RECEPTION HALL

Covered entrance with door leading into the Reception Hallway, a large welcoming space, exposed ceiling beams, tiled flooring, door leading to the Conservatory and staircase leading to the First Floor Landing. Doors leading off,

LOUNGE

With window to the rear aspect and french doors leading out to the Rear Garden, feature fireplace with exposed stone, wooden mantel beam over and slate hearth housing cast iron log burning stove. Inglenook storage, exposed ceiling beams, wooden effect flooring. Radiator, storage cupboard.

DINING ROOM

With window to the front aspect, exposed ceiling beams, tiled flooring. Radiator, leading into,

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink with mixer tap, space for range style cooker with extractor hood over. Space for freestanding fridge/ freezer, breakfast bar seating. Two windows to the side aspect. Radiator, leading into,

CONSERVATORY

Being of brick base and sealed unit and glazed roof allowing plenty of natural light. Tiled flooring. Radiator, door leading into the Rear Garden.

UTILITY ROOM

With window to the side aspect and door leading out to the Rear Garden, range of storage cupboards, tiled flooring, space for washing machine and tumble dryer with work surface over. Door leading into,

CLOAKROOM

With window to the side aspect. WC and wash hand basin.

FIRST FLOOR LANDING

Staircase leads from the Reception Hall to the First Floor Landing. Doors leading off,

PRINCIPAL BEDROOM

Naturally well lit with Juliet balcony to the rear aspect and window to the side aspect. Fitted wardrobes. Radiator, door leading into,

EN SUITE

With window to the side aspect and suite comprising of shower cubicle with power shower, concealed WC and vanity unit with wash hand basin. Wall mounted mirror. Radiator.

BEDROOM 2

With window to the front and side aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower screen and shower head over. High level toilet and ceramic basin mounted on metal frame. Partially tiled walls. Radiator.

GARAGE & OUTBUILDINGS

The garage is currently used as a home office and offers a versatile space with multiple uses.

OUTSIDE

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, and water are connected, drainage is through a septic tank and there is a LPG gas tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

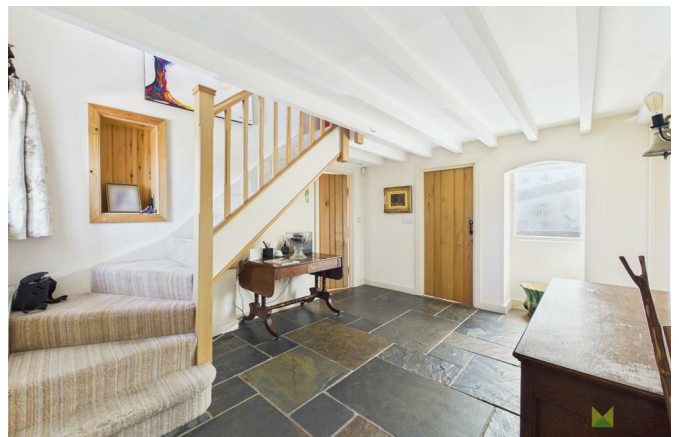
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

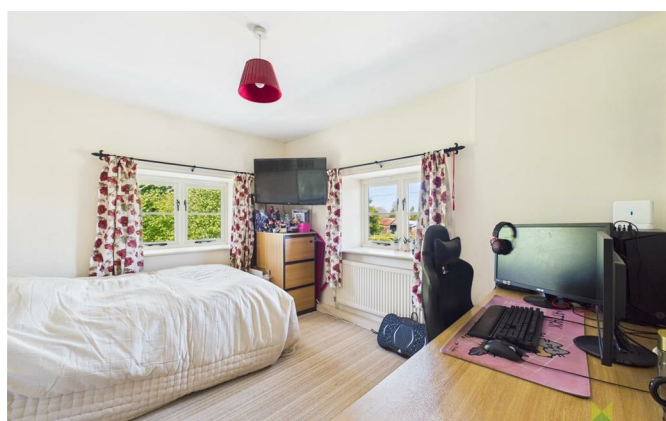
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





MONKS



The Smithy B4398, Maesbrook, Oswestry, SY10 8QW.

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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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