

Pretoria House Kimberley Lane St. Martins Oswestry SY11 3BB



3 Bedroom House - Detached
Offers In The Region Of £295,000

The features

- ENVIABLE EDGE OF VILLAGE LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM
- DRIVEWAY, GARAGE, WORKSHOP/ HOBBY ROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- VIEWING RECOMMENDED
- OFFERING SCOPE FOR IMPROVEMENT
- 3 BEDROOMS AND BATHROOM
- SET IN GOOD SIZED GARDENS
- APPROVED PLANNING PERMISSION FOR ADDITIONAL 3 BED PROPERTY
- EPC RATING D



***** DETACHED COTTAGE WITH PLANNING *****

This charming detached cottage offers scope for modernisation and is set in a good sized plot with gardens and planning permission for a new 3 bed property.

Occupying an enviable position on the edge of this popular village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge and tiled fireplace, Kitchen, Sitting Room, Utility Room, 3 Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, Hobby Room/Workshop and good sized gardens.

Planning documents are available on Shropshire Council Planning Portal or on request from our Oswestry Office

Viewing recommended

Property details

LOCATION

The property occupies an enviable position on a private driveway on the edge of the village a short drive from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

ENTRANCE PORCH

Entrance Porch with tiled floor and door opening to

RECEPTION HALL

With useful under stairs storage, radiator.

SITTING ROOM

with window to two elevations with outlooks over the gardens. Radiator.

LOUNGE

having window overlooking the gardens, tiled fireplace, media point, radiator.

KITCHEN

With range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, inset 4 ring hob with oven and grill beneath, window overlooking the garden. Radiator.

UTILITY

with space for appliances, quarry tiled floor.

ENTRANCE PORCH

with quarry tiled floor and door to garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

BEDROOM 1

A generous sized double room with window with lovely aspect over gardens.

EN SUITE BATHROOM

with suite comprising panelled bath, walk in shower area, wash hand basin and WC. Extensive tiled surrounds, radiator, window.

BEDROOM 2

with window overlooking gardens, radiator and off which leads

BEDROOM 3/HOME OFFICE

with window, radiator.

OUTSIDE

The property is built upon a generous sized plot which is approached over a paved driveway wrapping around the grounds and leading to the garage. There is a large selection of well established shrubs and specimen trees. Paved patio area perfect for those who love to entertain. Attached brick built workshop with upper floor.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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.

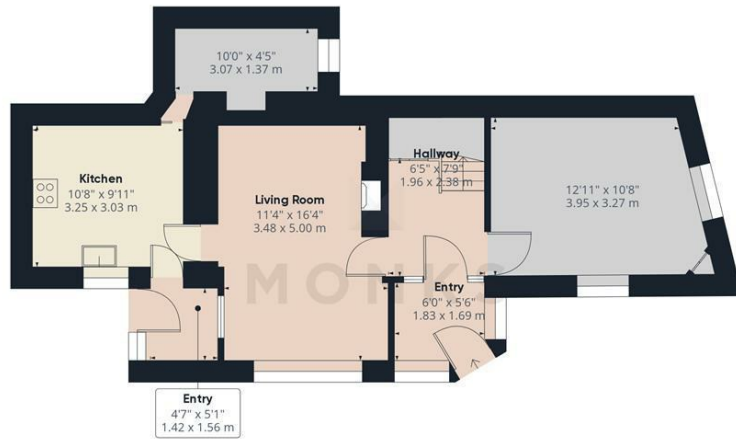
NEED TO CONTACT US

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.

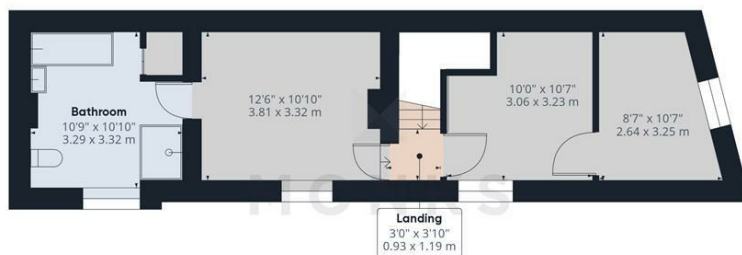
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Floor 0



Floor 1



Approximate total area[®]
1080.61 ft²
100.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.