

The Waen Cottage Maesbury Marsh Oswestry SY10 8JD



4 Bedroom House - Semi-Detached
Offers Over £450,000

The features

- BEAUTIFULLY PRESENTED WITH WEALTH OF CHARACTER
- IMPRESSIVE LOUNGE WITH FEATURE INGLENOOK FIREPLACE
- UTILITY/BOOT ROOM, CLOAKROOM.
- DOUBLE CARPORT, GARAGE AND AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION CLOSE TO OSWESTRY
- SNUG, DINING/FAMILY ROOM AND LARGE LIVING/DINING/KITCHEN
- 4 BEDROOMS, FIRST FLOOR CLOAKROOM AND BATHROOM
- ESTABLISHED GARDENS



***** CHARMING 4 BEDROOM COTTAGE - MUST BE VIEWED *****

A unique opportunity to purchase this beautifully presented 4 bedroom semi detached home which has been greatly enhanced whilst retaining much of its original period features - perfect for a growing family or those looking to downsize yet still require space.

Occupying an enviable position in the heart of this popular village ideally placed for commuting with ease of access to the County Town of Shrewsbury and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, impressive sized Lounge with feature inglenook fireplace, Snug, Dining/Family Room, open plan Living/Dining Kitchen, Utility and Cloakroom. On the First Floor are 4 bedrooms, Cloakroom and well appointed Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking for numerous cars, garage and double carport and set in lovely established gardens.

Viewing essential.

Property details

LOCATION

The property is set in the heart of this small village which is surrounded by lovely open countryside and has canal side walks on the doorstep. Within the village is The Navigation public house/restaurant and is a short drive from the nearby village of Knockin and busy market Town of Oswestry. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed entrance door to Reception Hall with wooden floor covering. Wooden and latched door to

IMPRESSIVE LOUNGE

An excellent sized room having two windows to the front, exposed ceiling timbers and feature panelling to one wall. Feature inglenook fireplace with wooden lintel over, stone slips and tiled hearth housing cast iron log burner, radiators. Double opening glazed doors to

SNUG/FAMILY ROOM

A great versatile room with window to the rear, wooden floor covering, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home - attractively fitted with range of soft grey fronted shaker style units with single drainer sink set into base cupboard with integrated dishwasher having matching fascia panel, further range of cupboards and drawers with work surfaces over and recess for range style cooker set into brick recess with shelf over and additional floating shelving to either side. Tiled floor throughout, window overlooking the front, radiators. Double opening wooden and glazed doors to

UTILITY ROOM

with work surface with storage beneath and space for washing machine and tumble drier. Window to the side, tiled floor, radiator.

DINING/SITTING ROOM

with window to the rear, wooden floor covering, radiator.

CLOAKROOM

with WC and wash hand basin, window to the side, radiator.

BOOT ROOM/REAR ENTRANCE

A useful space with double storage cupboard, window to the side, wooden floor covering, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with velux roof light, Airing Cupboard and off which lead

BEDROOM 1

with window to the front with pleasant aspect over the garden, excellent range of fitted wardrobes across the length of one wall, radiator. Door to

JACK AND JILL BATHROOM

A beautifully appointed room with period style suite comprising free standing slipper style bath, shower cubicle with direct mixer unit, wash hand basin and WC. Decorative wood panelling.

BEDROOM 2

Another generous sized double room with window to the front, wooden floor covering, radiator.

BEDROOM 3

with window overlooking the front with pleasant aspect over the garden, wooden floor covering, period ornamental fireplace, radiator.

BEDROOM 4

having velux roof light, radiator.

CLOAKROOM

with WC and wash hand basin, velux roof light.

OUTSIDE

The property occupies an enviable position in the heart of this popular village being well screened from the lane and approached over large gravelled driveway which provides ample parking and turning and leads to double open fronted carport and adjacent garage.

The gardens are laid mainly to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and to the side of the house is a paved area with dwarf walling.

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 all main water and electricity are connected. Oil central heating.

COUNCIL TAX BANDING

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

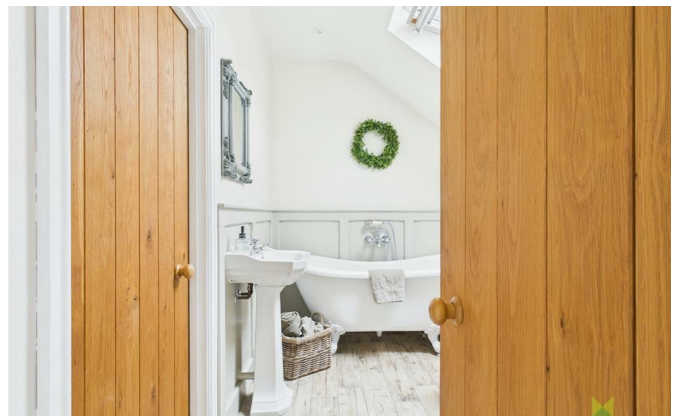
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

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

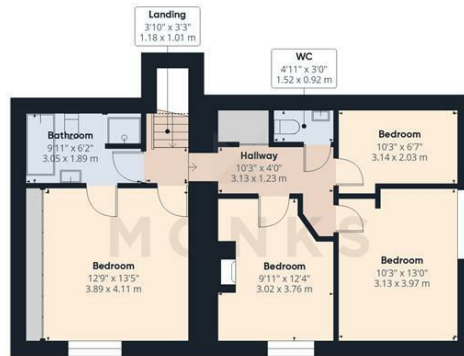
The Waen Cottage , Maesbury Marsh, Oswestry, SY10 8JD.

4 Bedroom House - Semi-Detached
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1757 ft²
163.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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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