

Mayfields Kinnerley Oswestry SY10 8DF



3 Bedroom House
Offers In The Region Of £250,000

The features

- MATURE THREE BEDROOM SEMI DETACHED
- GOOD SIZED LOUNGE/ DINING ROOM
- THREE DOUBLE BEDROOM AND BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- FITTED KITCHEN AND CONSERVATORY
- LARGER THAN AVERAGE ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL



***** SPACIOUS SEMI DETACHED HOME- NO ONWARD CHAIN *****

An opportunity to purchase this mature three bedroom semi detached family home offering versatile living, perfect for the growing family and offering some scope for improvement.

Occupying an enviable position in the heart of the highly desirable village of Kinnerley. Being ideal for commuters, with easy access to the A5 and M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Three Bedrooms and Family Bathroom.

Having benefit of oil fired central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in the heart of the highly desirable village of Kinnerley. Being ideal for commuters, with easy access to the A5 and M54 motorway network, linking to Shrewsbury, Oswestry, Telford and beyond. Kinnerley is a charming village with picturesque surroundings. The village benefits from a welcoming public house and restaurant, a church, a well-regarded primary school, a handy post office/general store, village hall and children's playground. Surrounded by rolling hills, open fields, and scenic walking routes, Kinnerley offers a peaceful, semi-rural lifestyle with the convenience of nearby towns and essential amenities. The wider Shropshire area is famed for its natural beauty, rich history, and vibrant market towns, making this a fantastic location for families, professionals, and those looking to enjoy the best of countryside living.

RECEPTION HALL

uPVC door leading into the Reception Hall, staircase leading to the First Floor Landing, range of fitted furniture including shelving, drawers and cupboards. Radiator and window to the front aspect. door leading off,

LOUNGE

A good sized room with window to the rear aspect. Chimney recess housing electric log burning effect fire with surround and hearth. Radiator.

DINING ROOM

With ample space for dining with friends and family, window to the front aspect. Doors leading into the Conservatory, further door leading into,

KITCHEN

The kitchen is fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/ grill with inset four ring electric hob and extractor hood over. Partially tiled walls and further range of wall mounted units, oil fired boiler below work surface and further space below work surface for fridge/ freezer and dishwasher. Window to the front and rear aspect. Tiled flooring, radiator.

CONSERVATORY

Being of brick built base and sealed double glaze unit. Fully glazed French doors leading out to the Rear Garden. Power sockets, radiator. Tiled flooring.

UTILITY ROOM

With door to the front aspect, and further door leading out to the Rear Garden. Work surface with plumbing and amenities below for washing machine and tumble dryer. Tiled flooring.

CLOAKROOM

With WC, tiled flooring.

FIRST FLOOR LANDING

Staircase leads from the Reception Hall to the First Floor Landing. Window to the front aspect, access to loft space and doors leading off,

BEDROOM 1

Double bedroom with window to the rear aspect. Radiator.

BEDROOM 2

Double bedroom with window to the rear aspect, Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

BATHROOM

Suite comprising of panelled bath with partially tiled splash back, double width shower cubicle, WC and vanity unit with wash hand basin. Tiled flooring, window to the front aspect.

OUTSIDE

To the front of the property there is a driveway proving off road parking for several vehicles, pathway leading to the covered entrance, flower border and enclosed with hedges. To the rear of the property there is two brick built storage sheds, pathway leading down the property. Paved patio providing an entertainment space, large lawn enclosed with flower borders planted with established shrubs and specimen trees. Further paved patio with pergola over. Enclosed with fencing.

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, water and drainage are connected with oil fired 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, 9.00 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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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		
(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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