

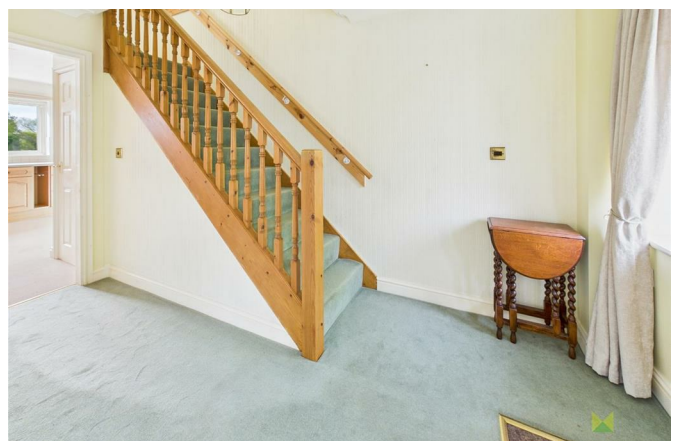
18 Coly Anchor Kinnerley SY10 8BY



3 Bedroom House - Detached
Offers In The Region Of £310,000

The features

- NO CHAIN
- SPACIOUS OPEN PLAN LIVING/ DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY WITH OFF ROAD PARKING AND GARAGE
- SOUTH FACING GARDEN
- THREE BEDROOM DETACHED FAMILY HOME
- FITTED KITCHEN, UTILITY ROOM AND CLOAKROOM
- TWO FURTHER BEDROOMS WITH FITTED WARDROBES
- ENCLOSED REAR GARDEN WITH FABULOUS OPEN VIEWS
- ENERGY PERFORMANCE CERTIFICATE RATING 'C'



DETACHED THREE BEDROOM FAMILY HOME

An opportunity to purchase this 3 bedroom detached home offering some scope for improvement and ideal for a growing family or those looking to downsize.

Occupying an enviable position in the heart of Kinnerley with open views to the rear overlooking countryside and farmland. Kinnerley boasts good local facilities including primary school, church, two public houses/restaurants within walking distance and ease of access for commuters to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hallway, Lounge/ Dining Room, Kitchen, Utility Room, Cloakroom, Principal Bedroom with En-suite, Two Further Bedrooms and Family Bathroom.

Having benefit of central heating, double glazing, enclosed south facing rear garden with views to the rear, garage and driveway with off road parking.

Viewings Essential.

Property details

LOCATION

The property occupies an enviable position in the heart of the highly desirable village of Kinnerley. The property is part of a small development surrounding a green space. 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.

ENTRANCE HALLWAY

Covered Entrance leads into Entrance Hallway with staircase leading to First Floor Landing. Radiator, doors leading off,

LOUNGE/ DINING ROOM

A well lit room with bay window to the front aspect. Feature electric fire with surround and hearth, coved ceiling. Radiator. Further space for family dining, French doors lead out to the Rear Garden, coved ceiling. Radiator

KITCHEN

Fitted with a range of base level units comprising of cupboards, drawers and wine rack with work surface over. One and a half bowl single drainer sink set into base level unit. Integrated raised double oven grill, inset four ring hob with extractor hood over. Further range of matching wall mounted units, space for freestanding fridge/ freezer. Partially tiled walls and window to the rear aspect. Radiator, door opening to

under stairs storage cupboard, further door leading off,

UTILITY ROOM

With window and door to the rear aspect leading out to the Rear Garden. Base level unit with work surface over and inset single drainer sink. Space for washing machine and tumble dryer beneath work surface. Further wall mounted units, partially tiled walls and tiled flooring. Radiator.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splash back. Window to the side aspect. Radiator.

GARAGE

With up and over door, power sockets, and housing oil fired boiler. Access to roof space.

FIRST FLOOR LANDING

Staircase leads from the Entrance Hallway to the First Floor Landing. Access to loft space, doors leading off,

PRINCIPAL BEDROOM

With bay window to the front aspect, two fitted wardrobes, coved ceiling. Radiator and door leading into,

EN-SUITE

BEDROOM 2

With window to the rear aspect, coved ceiling, fitted wardrobe and radiator.

BEDROOM 3

With window to the rear aspect, coved ceiling, fitted wardrobe and radiator.

FAMILY BATHROOM

Suite comprising of panelled bath, with shower head over and shower curtain. WC and wash hand basin set into vanity unit. Window to the front aspect, tiled

walls and airing cupboard housing hot water immersion tank, fitted shelves. Radiator.

OUTSIDE

The property is approached over driveway providing ample off road parking for two vehicles. Area laid with lawn and specimen tree. Pedestrian access to the side of the property leads to the Rear Garden. Fabulous views overlooking countryside and farm land, large area laid with lawn, multiple flower beds planted with various established shrubs and specimen trees. Paved patio area perfect for those who love to entertain and dine alfresco. Garden storage shed, and oil tank. Enclosed with fencing and hedges.

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

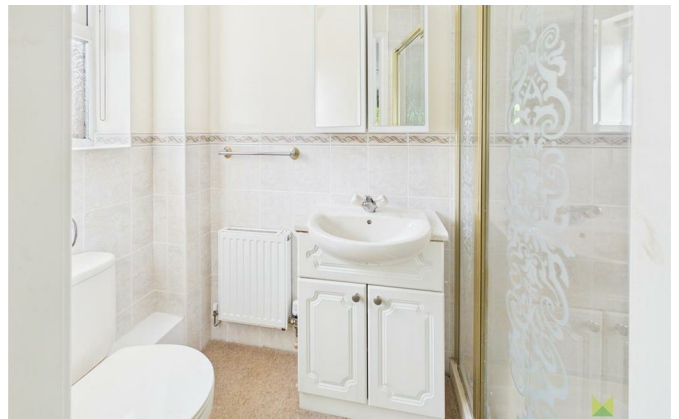
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

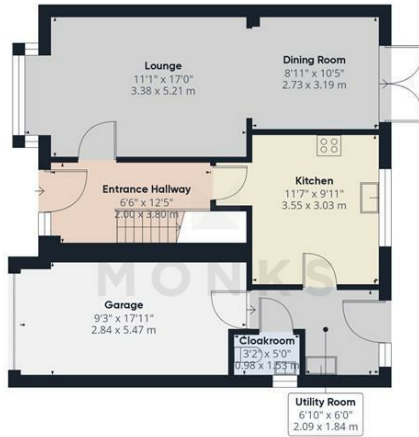




18 Coly Anchor, Kinnerley, SY10 8BY.

3 Bedroom House - Detached
Offers In The Region Of £310,000





Floor 0



Floor 1



Approximate total area[®]
 1164.75 ft²
 108.21 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

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	83

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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.