

Pennal Cottage Maesbury Marsh Oswestry SY10 8JB



**3 Bedroom House - Detached
Offers In The Region Of £425,000**

The features

- IMPRESSIVE 3 BEDROOM DETACHED COTTAGE
- RECEPTION HALL, GOOD SIZED LOUNGE WITH FEATURE MULTI-FUEL BURNER
- 3 GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH AMPLE PARKING
- VIEWING ESSENTIAL
- ENVIALE VILLAGE LOCATION WITH CANAL ASPECT
- LARGE FARMHOUSE STYLE KITCHEN/DINING ROOM WITH APPLIANCES
- PERIOD STYLE BATHROOM WITH ROLL TOP SLIPPER BATH
- LOVELY PRIVATE ENCLOSED GARDEN WITH ADJACENT CANAL ASPECT



*** CHARMING DETACHED COTTAGE WITH CANAL VIEWS ***

An excellent opportunity to purchase this beautifully presented, much improved charming 3 bedroom detached cottage set within private garden with aspect over the Canal.

Occupying an enviable position in the centre of this popular village, a short drive from the market Town of Oswestry and for commuters ease of access to the county Town of Shrewsbury and A5/M54 motorway network.

The property which must be viewed to be fully appreciated briefly comprises Reception Hall, good sized Lounge with feature multi-fuel burner, large open plan farmhouse style Kitchen/Dining Room, 3 generous double Bedrooms and well appointed period style Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking and lovely established private rear garden with access through to the adjacent Canal.

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

Covered entrance with composite stable style door opening to inviting Reception Hall with tiled floor, radiator. Useful understairs storage cupboard.

LOUNGE

A charming room, naturally well lit with windows to the front and side. Feature chimney breast housing cast iron multi-fuel burner, exposed ceiling beam, slate tiled floor, media point, radiators.

KITCHEN/DINING ROOM

A generous sized room having two windows overlooking the gardens each with deep display sills. Feature exposed stone walling and ample space for large family Dining table. The Kitchen is attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with integrated dishwasher and washing machine, each with matching facia panel. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Fridge/Freezer with feature wooden and latched facia doors. Tiled floor, radiator.

FIRST FLOOR LANDING

Enclosed staircase leads to the First Floor galleried style Landing with exposed timber and off which lead

BEDROOM 1

A lovely double room with window to the front overlooking the garden. Built in double storage/airing cupboard, period grate, radiator.

BEDROOM 2

Another double room with window to the front, period grate, radiator.

BEDROOM 3

A double room with window overlooking the garden, period grate, radiator.

WELL APPOINTED BATHROOM

Beautifully fitted with suite comprising free standing roll top style slipper bath on clawed feet, shower cubicle with direct mixer unit, wash hand basin set

into wash stand with storage and WC.

Complementary tiled surrounds, tiled flooring, radiator and window to the front.

OUTSIDE

The property occupies an enviable position in the heart of the village and affords an excellent level of privacy being well screened. Approached through double opening wooden gates over driveway which provides ample parking and hardstanding for numerous cars. The Gardens are a lovely feature with large paved sun terrace and covered pergola area which has a range of well stocked raised flower beds. Lawned area with access gate leading through to the Canal. The property is enclosed with wooden fencing, hedging and mature specimen trees which provide privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

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 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 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	96	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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