

Church House Glyn Road Selattyn Oswestry SY10 7DW



4 Bedroom House - Detached
Offers In The Region Of £475,000

The features

- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION
- LOUNGE WITH LOG BURNER, SITTING ROOM
- 4 BEDROOMS AND FAMILY BATHROOM
- DECKED COURTYARD REAR GARDEN, GARAGE AND PARKING
- CHARMING STONE COTTAGE
- DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION
- DINING/FAMILY ROOM, ATTRACTIVE KITCHEN AND CLOAKROOM
- DELIGHTFUL WELL STOCKED FRONT GARDEN
- ENERGY PERFORMANCE RATING "



*** CHARMING STONE COTTAGE IN HEART OF SOUGHT AFTER VILLAGE ***

An excellent opportunity to purchase lovely 4 bedroom detached cottage offering charming and deceptively spacious and versatile accommodation, perfect for a growing family or those looking to downsize yet require space.

Set in the heart of this much sought after and pretty village of Selattyn which boasts a primary school, church and public house / restaurant. A short drive from the busy market Town of Oswestry and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch/ Boot Room, Reception Hall, Lounge with feature log burner, Sitting Room, Dining/ Family Room, Kitchen, Cloakroom, 4 Bedrooms and family Bathroom.

The property has the benefit of oil central heating, double glazing, driveway with parking, garage, established garden to the front and side and decked courtyard rear garden with large store.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this much sought after, pretty Village which boasts a primary school, public house/restaurant and church and is a short drive from the nearby market Town of Oswestry which has a host of facilities. For commuters there is ease of access to the A5/M54 motorway network and railway stations at Gobowen and Chirk which have links to Shrewsbury, Chester and London.

ENTRANCE PORCH

Wooden entrance door opening to spacious Entrance with ample space for boots and coats. Wooden and glazed door to

RECEPTION HALL

with useful under stairs storage cupboard, radiator, window to the front with wooden letter box beneath.

SITTING ROOM

A great multi purpose room with window to the front and side with a lovely aspect over the Church yard. Feature period cast fire surround with open grate, radiator.

LOUNGE

A charming room having window to the front. Chimney breast with feature inglenook housing cast iron log burner, media point, radiator.

DINING/FAMILY ROOM

Generous sized room naturally well lit with two windows to the front, attractive parquet wood block flooring, radiator

KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating double bowl enamel Belfast style sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid wood work surfaces over, Range style cooker with extractor hood over, tiled surrounds and matching range of eye level wall units. Utility Section with space for dishwasher, washing machine and fridge/freezer. Window overlooking the rear.

REAR ENTRANCE

with door leading to the garden and

CLOAKROOM

with WC and wash hand basin, radiator, parquet wood block floor.

HALF LANDING

From the Reception Hall staircase leads to the Half Landing off which there is access to

HOME OFFICE/BEDROOM 4

with window to the side providing a lovely outlook over the Church yard. Built in storage with hanging rail and shelving, radiator.

FIRST FLOOR LANDING/READING AREA

A generous sized area with window to the front with aspect over the village and velux roof light. The Landing is of an L-shape and provides space for a reading/study area and also has a large triple storage cupboard/wardrobe. Radiator.

BEDROOM 1

with window to the front overlooking the village, chimney breast with recess and space either side for wardrobes, radiator.

BEDROOM 2

with windows to the front and side with aspect over the village and church yard. Excellent range of fitted wardrobes, radiator.

BEDROOM 3

A lovely light dual aspect room with velux windows to the front and rear. Radiator.

FAMILY BATHROOM

with suite comprising panelled bath, fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

The property occupies an enviable position in the heart of the village and is approached over driveway with parking for two cars and additional small drive giving access to the Garage with twin opening doors, power and lighting. The Front Garden is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds and is well screened from the road with designated seating area's to capture the sun. Side access to the enclosed and private Courtyard style rear garden area which has been laid for ease of maintenance to a large decked sun terrace, perfect for those who love to dine alfresco. Screened by high brick walling and fencing. Useful large Storage unit which is located beneath the Home Office/Bedroom 4 and houses the oil central heating boiler.

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 mains water, electricity and drainage are connected. 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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