

Silver Birches

Maesbury Marsh Oswestry

SY10 8JB



4 Bedroom House - Detached
Offers In The Region Of £435,000

The features

- SPACIOUS FOUR BEDROOM DETACHED HOME
- SPACIOUS LOUNGE WITH FEATURE FIRE
- FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN/ BREAKFAST ROOM AND DINING ROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



*** FABULOUS FOUR BEDROOM FAMILY HOME ***

An opportunity to purchase this beautifully presented and well looked after four bedroom detached family home offering deceptively spacious and versatile living accommodation perfect for a growing family and today's modern lifestyle.

Occupying an enviable position in the heart of Maesbury, having ease of access to the nearby Market Town of Oswestry which boasts a wealth of amenities.

Briefly comprising of Entrance Hall, Dining Room, Lounge, Kitchen/ Breakfast Room, Four double Bedrooms and Family Bathroom.

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

Viewings 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.

ENTRANCE HALLWAY

Entrance door leading into the Entrance Hallway. Tiled flooring, doors leading off,

CLOAKROOM

With window to the front aspect. WC and wash hand basin. Radiator, tiled flooring.

DINING ROOM

With window to the front aspect, dado railing and coving to ceiling. Staircase leads to the First Floor Landing. Radiator, understairs storage and doors leading off,

LOUNGE

Well lit with French doors leading out to the Rear Garden and window to the side aspect. Fire surround and hearth housing gas fire. Radiator.

KITCHEN/BREAKFAST ROOM

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit with window above overlooking the rear aspect. Integrated oven/ grill with inset four ring hob and extractor hood over. Space below work surface for dishwasher and fridge freezer, further space for freestanding fridge/ freezer. Partially tiled walls and range of matching wall mounted units. Tiled flooring, door leading out to the Rear Garden and space for breakfast table.

FIRST FLOOR LANDING

From the Dining Room staircase leads to the First Floor Landing with access to loft space and doors leading off,

BEDROOM 1

Good sized double bedroom with window to the front aspect. Radiator, door leading into Bedroom 4 which has potential to be used as an en suite shower room.

BEDROOM 2

Another good sized double bedroom with window to the front aspect. Radiator.

BEDROOM 3

Double bedroom with window to the rear aspect. Radiator.

BEDROOM 4

With window to the rear aspect. The room has been adapted to suit the current owners needs and therefore has a suite comprising of shower cubicle and wash hand basin providing versatility.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Fully tiled walls and tiled flooring. Radiator.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking. Area laid with lawn and enclosed with hedges. Access to either side of the property with further parking to the right side and leading into the Rear Garden.

The rear garden has been beautifully landscaped with paved patio area and large lawn area with path leading down the garden to further paved patio. Enclosed with fencing and bordered with flower border planted with well established shrubs and specimen trees.

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.

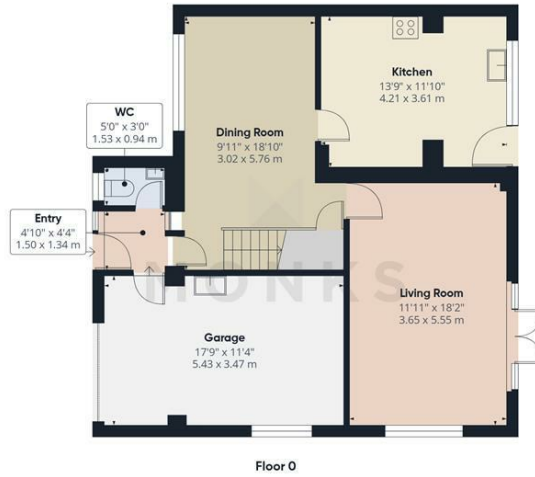
NEED TO CONTACT US

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

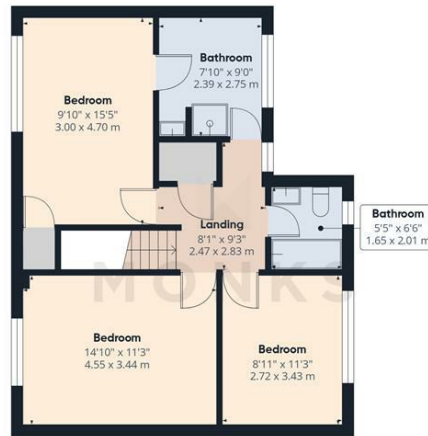
Silver Birches , Maesbury Marsh, Oswestry, SY10 8JB.

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Floor 0



Floor 1

Approximate total area^m
1430 ft²
132.8 m²

(1) Excluding balconies and terraces

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	67

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	48

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