

Penrhos Cottage Greenhill Bank Criftins Ellesmere SY12 9LU



3 Bedroom Cottage - Semi Detached
Offers In Excess Of £355,000

The features

- THREE BEDROOM SEMI DETACHED COTTAGE
- SPACIOUS LOUNGE WITH OPEN FIRE AND DINING ROOM
- THREE DOUBLE BEDROOMS AND FAMILY BATHROOM
- LARGE GARDENS WITH POTENTIAL FOR DEVELOPMENT
- ENVIABLE PLOT CIRCA 1/3 ACRE | POTENTIAL FOR EXTENSION
- KITCHEN WITH FABULOUS VIEWS OVER THE GARDEN | UTILITY ROOM
- RECENTLY FITTED AIR SOURCE HEAT PUMP AND SOLAR PANELS
- ENERGY PERFORMANCE RATING 'D'



***** FABULOUS THREE BEDROOM COTTAGE SET IN CIRCA 1/3 ACRE PLOT *****

An exciting opportunity to purchase this three bedroom semi detached cottage set within approximately one-third of an acre. The property offers excellent potential for modernisation and extension, or alternatively may present an additional building plot opportunity, subject to the necessary planning permissions.

Occupying an enviable rural position in the hearth of Criftins, having ease of access to the nearby towns of Ellesmere and St Martins which both offer a wealth of amenities. Further ease of access to the A5/ M54 motorway network and railway station at Gobowen.

The accommodation which must be viewed to be fully appreciated comprises of entrance hallway, lounge, kitchen, dining room, utility room, three double bedrooms and family bathroom.

Having benefit of recently fitted solar panels and air source heat pump, driveway with off road parking, garage, outbuildings and fabulous views to the rear aspect.

Internal inspection essential.

Property details

LOCATION

Criftins is a charming rural village situated in north Shropshire, close to the England-Wales border and surrounded by open countryside. The village itself offers a range of local amenities including a primary school, village hall, church and a small selection of shops and cafés, all contributing to a strong community feel. Nearby, the market town of Ellesmere (approximately 2 miles) provides a wider range of everyday facilities including supermarkets, independent shops, pubs and restaurants, along with the renowned Mere and canal network. The larger towns of Oswestry and Shrewsbury are also within easy reach, offering more extensive retail, leisure and transport links. The area is well placed for access into North Wales, with attractions such as Chirk Castle and the Pontcysyllte Aqueduct nearby, making it ideal for those seeking a balance of rural living with convenient access to surrounding towns and amenities.

ENTRANCE HALL

Covered entrance and door lead into the Entrance Hall, doors leading off into the Lounge and Dining Room

LOUNGE

With windows to the front and side aspect, feature fireplace with surround and hearth. Radiator.

KITCHEN/ BREAKFAST ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units. Space for freestanding cooker with extractor hood over. Further space for freestanding fridge/ freezer. Further range of wall mounted units. Window to the rear aspect over looking the fabulous gardens.

INNER HALLWAY

with door leading into the rear garden. Staircase to the first floor landing. Doors leading off.

DINING ROOM

With window to the front aspect. Radiator

UTILITY ROOM

With window to the front aspect range of base level units with work surface over. Single drainer sink and space below work surface for washing machine and tumble dryer.

FIRST FLOOR LANDING

BEDROOM 1

With window to the front aspect. Radiator, range of fitted wardrobes.

BEDROOM 2

With window to the front and side aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and vanity unit housing wash hand basin. Radiator

GARAGE & OUTBUILDING

With double opening doors to the front aspect. Further access door to the rear. Large storage shed for storage and potential for workshop with power and lighting.

OUTSIDE

The property is approached over good sized driveway providing ample off-road parking and access to the garage, complemented by a neatly maintained lawn bordered by mature hedging. A pathway leads to the main entrance. Further vehicular access leads to the side garden, where a substantial steel-framed structure presents excellent potential for conversion into a workshop, studio or bespoke outdoor entertaining space (subject to any necessary consents).

To the rear, the garden is a particularly attractive feature, predominantly laid to lawn and enclosed by a blend of established trees and fencing. A charming pond and greenhouse, while the garden enjoys delightful, far-reaching views across the surrounding countryside.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

We are advised that mains electricity and water are connected. there is a gas tank for the cooking stove and air source heat pump for 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.





MONKS



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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		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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