

Fairview Babbinswood Whittington SY11 4PQ



3 Bedroom Bungalow - Detached
Asking Price £395,000

The features

- DETACHED HOME IN EXCELLENT GARDENS
- GENEROUS LOUNGE AND KITCHEN/DINING ROOM
- HOME OFFICE/BEDROOM AND LARGE UTILITY
- DOUBLE GARAGE, AMPLE PARKING AND RANGE OF OUTBUILDINGS
- VIEWING HIGHLY RECOMMENDED
- SCOPE FOR IMPROVEMENT AND EXTENSION
- GROUND FLOOR BEDROOM AND BATHROOM
- 2 LARGE FIRST FLOOR BEDROOMS AND BATHROOM
- LARGE GARDENS BORDERED BY FARMLAND
- EPC RATING D



***** SET IN FABULOUS PLOT WITH SCOPE FOR EXTENSION *****

A truly spacious and versatile 3/4 bedroom detached home offering great scope for extension and improvement, perfect for a growing family, those who work from home or have dependent relative.

Occupying an enviable position on the edge of this popular and sought after Village a short stroll from the excellent amenities in Whittington and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, large family Dining/ Kitchen, Utility, Home Office, ground floor Bedroom and Bathroom. On the First Floor are 2 excellent sized Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, large double Garage, range of outbuildings and excellent sized Gardens bordered by farmland.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. Set back from the main road down a private road. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. Ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

RECEPTION HALL

Entrance door with glazed side screens to spacious Reception Hall with useful under stairs storage cupboard. Radiator.

LOUNGE

A generous sized room with windows overlooking the front and side. Wooden fire surround with marble inset and hearth, media point, radiators and air conditioning unit.

FAMILY KITCHEN/DINING ROOM

Another generous sized room with modern range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers, inset hob with extractor hood over, cutlery and pan drawers beneath and built in double oven and grill with cupboards above and below. Matching range of eye level wall units, ample space for appliances and dining table. Double opening French doors leading onto the garden and window overlooking the side.

UTILITY ROOM

with continuation of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances beneath, tiled surrounds and range of eye level units over, radiator, door to the side.

HOME OFFICE

with window to the rear, radiator.

GROUND FLOOR BEDROOM

having window to the front, radiator.

BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

FIRST FLOOR LANDING

A good sized Galleried style landing with velux roof lights to two elevations and being ideal to provide a study area. Airing and Linen cupboards, radiator.

BEDROOM 2

having window to the side, air conditioning unit, radiators.

BEDROOM 3

Another generous sized room with window overlooking open countryside, built in wardrobe, radiator.

FAMILY BATHROOM

having suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, velux roof light.

OUTSIDE

The property is approached through gate over driveway which leads around to the rear of the property and the excellent parking with space for numerous vehicles and leading to the large DETACHED DOUBLE GARAGE having twin up and over doors, power and lighting and personal door to the side. The Gardens are of an excellent size being laid to shaped lawns, gravelled beds and having an abundance of well stocked flower, shrub and specimen trees and bordered to the rear by open farmland. There are a range of brick and timber outbuildings which could provide a great opportunity for conversion for those who work from home or an annexe for dependent relative (subject to the necessary consents).

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 and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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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Get in touch

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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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