



Individually Designed Contemporary Family Home

5/7 Bedroom House plus Detached 2 Bedroom Annexe

Highly Sought After Village Location

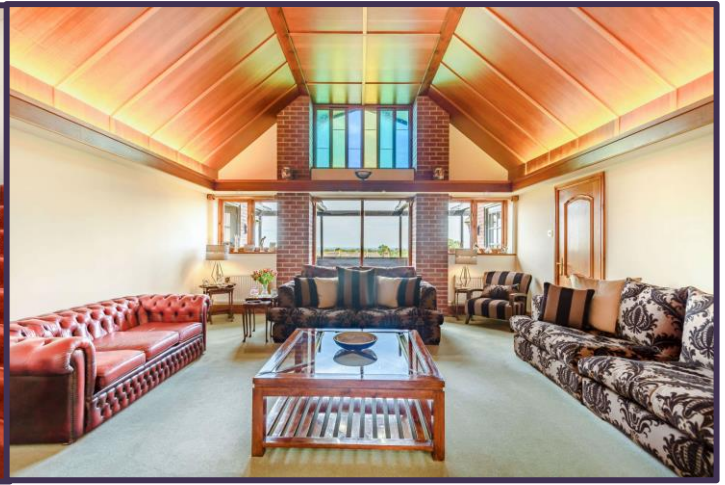
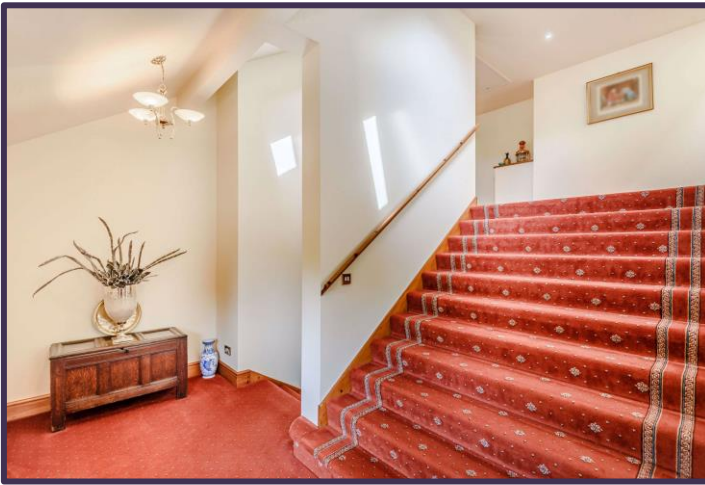
Two Properties For The Price Of One

Large Plot With Far Reaching Views

Extremely Well Presented Throughout

Silverdale House Silverdale Drive
Trefonen, Nr Oswestry SY10 9DW

Offers in the Region Of £750,000



BOGOF! Or as the saying goes "Buy One, Get One Free."

One thing is for certain, you get a lot of bricks and mortar for your money here.

Yes, the buyer of Silverdale House will also be the proud owner of a detached annexe (linked only by the upstairs terrace), meaning that two households can live completely independently. Thus, it would be ideal for a dependent relative, a holiday let or home office, subject to obtaining any necessary planning consents.

This extremely spacious, individual property (designed by the well-regarded Shropshire architect, Frank Healey) occupies a large plot of just under half an acre and commands far reaching views in the distance over rolling countryside.

Trefonen is a small village located approximately 3 miles south-west of Oswestry, and 3 miles east of the England-Wales border, in Shropshire. The village enjoys all major facilities that a small community needs, with a village shop, primary school, All Saints Church and local public house, The Barley Mow.

Nearby Oswestry has a good range of shopping, leisure and amenities together with a host of excellent state and independent schools. Easy access to the A5 and A483 provide direct links to Shrewsbury (21 miles), Chester (30 miles), Wrexham (18 miles), Ellesmere (12 miles) and beyond, whilst the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London.

An internal inspection of this well presented, light and airy family home is most strongly recommended.

SILVERDALE HOUSE ACCOMMODATION

GROUND FLOOR

Main Entrance Porch

Reception Hall 15' 11" x 6' 3" (4.85m x 1.90m)
Impressive 7' (2.13m) wide staircase to first floor.

Inner Hall

Cloakroom 6' 2" x 4' 7" (1.88m x 1.40m)
Wash hand basin and WC.

Games Room 21' 5" x 1' 0" (6.52m x 0.30m)
Currently housing a full-sized snooker table (available by separate negotiation). Patio doors to rear garden. Firebird free-standing oil central heating boiler.

Principal Bedroom 12' 7" x 11' 8" (3.83m x 3.55m)
Wardrobes and door to rear garden.

En-Suite Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)
Bath, wash hand basin and WC.

Bedroom 2 14' 3" x 11' 8" (4.34m x 3.55m)
Wardrobes and door to rear garden.

Family Bathroom 11' 10" x 7' 0" (3.60m x 2.13m)
Bath, wash hand basin, WC and shower cubicle.

Bedroom 4 12' 6" x 12' 3" (3.81m x 3.73m)
Wardrobes.

Study/Bedroom 5 11' 7" x 11' 0" (3.53m x 3.35m)

Utility Room 11' 1" x 8' 1" (3.38m x 2.46m)
Sink and drainer inset in worktops and plumbing for washing machine.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



FIRST FLOOR

Spacious Landing 17' 6" x 8' 11" (5.33m x 2.72m)
Inner Landing

Cloakroom 2 6' 2" x 4' 8" (1.88m x 1.42m)
Wash hand basin and WC.

Snug/Bedroom 6 14' 5" x 11' 8" (4.39m x 3.55m)
Range of fitted bookshelves.

Drawing Room 21' 5" x 17' 9" (6.52m x 5.41m)
Vaulted timber panelled ceiling and fireplace with log burning stove.

Dining Room/Bedroom 7 14' 6" x 11' 8" (4.42m x 3.55m)
Door to balcony.

Breakfast Kitchen/Family Room 28' 8" x 11' 7" (8.73m x 3.53m) Range of granite worktops, electric range style cooker, housing for American style fridge/freezer, wall cupboards, breakfast bar and door to terrace.

Inner Hall

Bedroom 3 14' 2" x 11' 8" (4.31m x 3.55m)
Wardrobes and door to garden.

Family Bathroom 2 11' 10" x 7' 0" (3.60m x 2.13m)
Bath, bidet, wash hand basin, WC and shower cubicle.

Terrace 17' 5" x 14' 5" (5.30m x 4.39m)
Alfresco dining area with steps down to rear garden and connecting door from annexe.

ANNEXE ACCOMMODATION

L-Shaped Entrance Hall 6' 10" x 4' 8" (2.08m x 1.42m) and 4' 3" x 2' 11" (1.29m x 0.89m)

Cloakroom 7' 11" x 2' 10" (2.41m x 0.86m)
Wash hand basin and WC.

Dining Room 10' 11" x 10' 7" (3.32m x 3.22m)

Sitting Room 20' 6" x 12' 5" (6.24m x 3.78m)
Fireplace and french doors to rear garden.

L-Shaped Kitchen 9' 6" x 7' 5" (2.89m x 2.26m) and 6' 8" x 3' 6" (2.03m x 1.07m)
Granite worktops, electric hob and split-level cooker.

Utility Room 7' 10" x 6' 2" (2.39m x 1.88m)

Sink and drainer inset in base unit. Worcester free-standing oil central heating boiler.

FIRST FLOOR

Landing 11' 1" x 2' 10" (3.38m x 0.86m)

Bedroom 1 16' 11" x 10' 2" (5.15m x 3.10m) *narrowing to 8' 2" (2.49m)*

Wardrobes, full width dressing table and door to terrace.

En-Suite Bathroom 1 10' 0" x 6' 8" (3.05m x 2.03m)
Bath, wash hand basin and WC.

Bedroom 2 12' 8" x 10' 0" (3.86m x 3.05m) Wardrobes.

En-Suite Bathroom 2 8' 10" x 6' 9" (2.69m x 2.06m)
Bath, wash hand basin and WC.

OUTSIDE

Tarmac driveway with parking for numerous vehicles leading to carport with electric charging point. Large well stocked, raised flower/shrub bed and 2 oil storage tanks.

Large rear garden laid to lawn, copper beech hedge, gravel paths, paved patio and covered verandah with raised timber deck.

Services

Mains water and electricity. Sewerage is via cesspit with pumping station to the mains drainage.

Central Heating

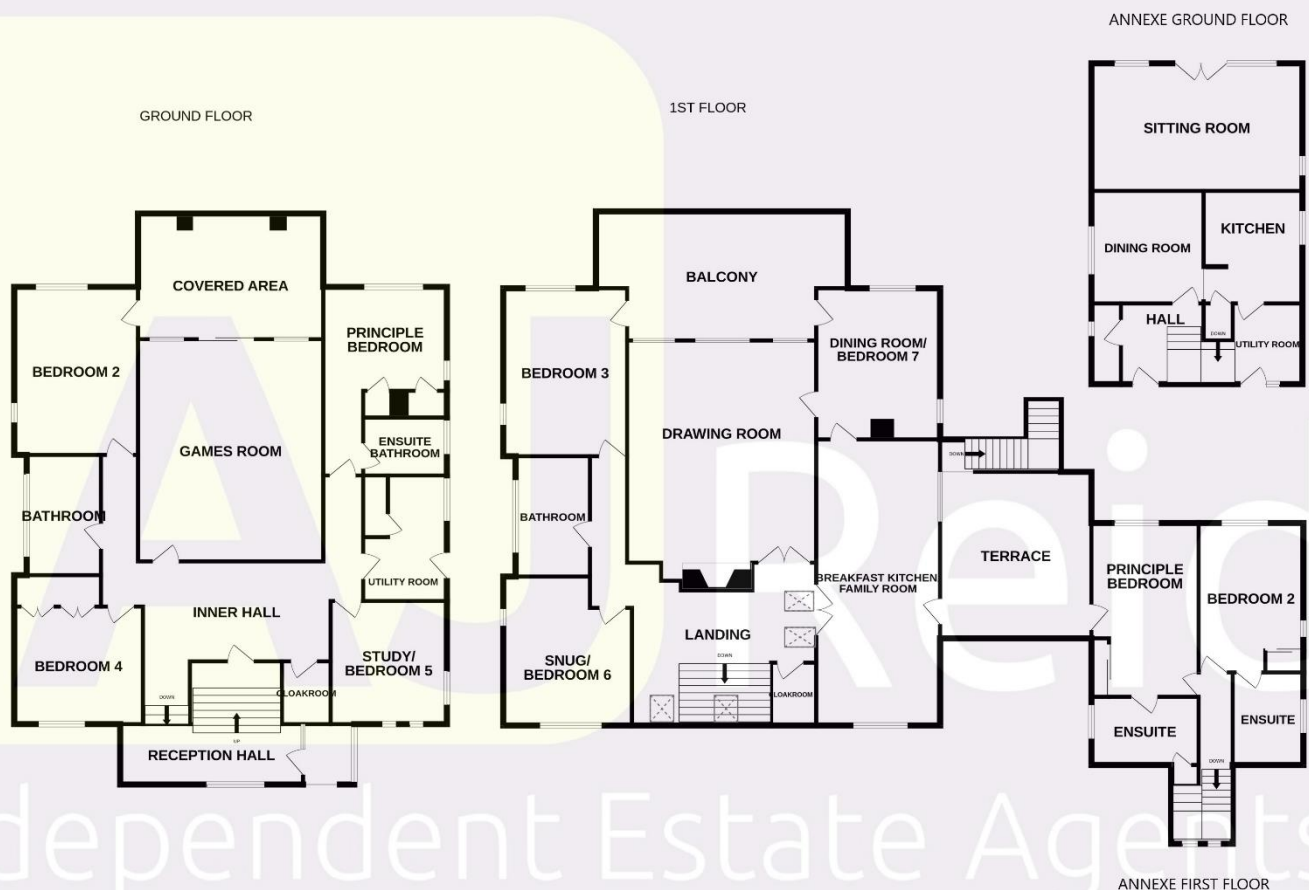
Oil fired boiler(s) supplying radiators and hot water.

Tenure - Freehold **EPC Grades** - House: C Annexe: D

Agents Note 1 - Silverdale House and Annexe are on one title deed but have both been registered as separate dwellings for council tax.

Council Tax - Shropshire Council - Band G (House) and Band C (Annexe).

Agents Note 2 - Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions: From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Continue into the village of Trefonen (about 2 miles) and turn right, just after the Barley Mow pub into Bellan Lane, continuing past the post office/shop, turning second right into Old Post Office Lane. Turn first right into Silverdale Drive.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

