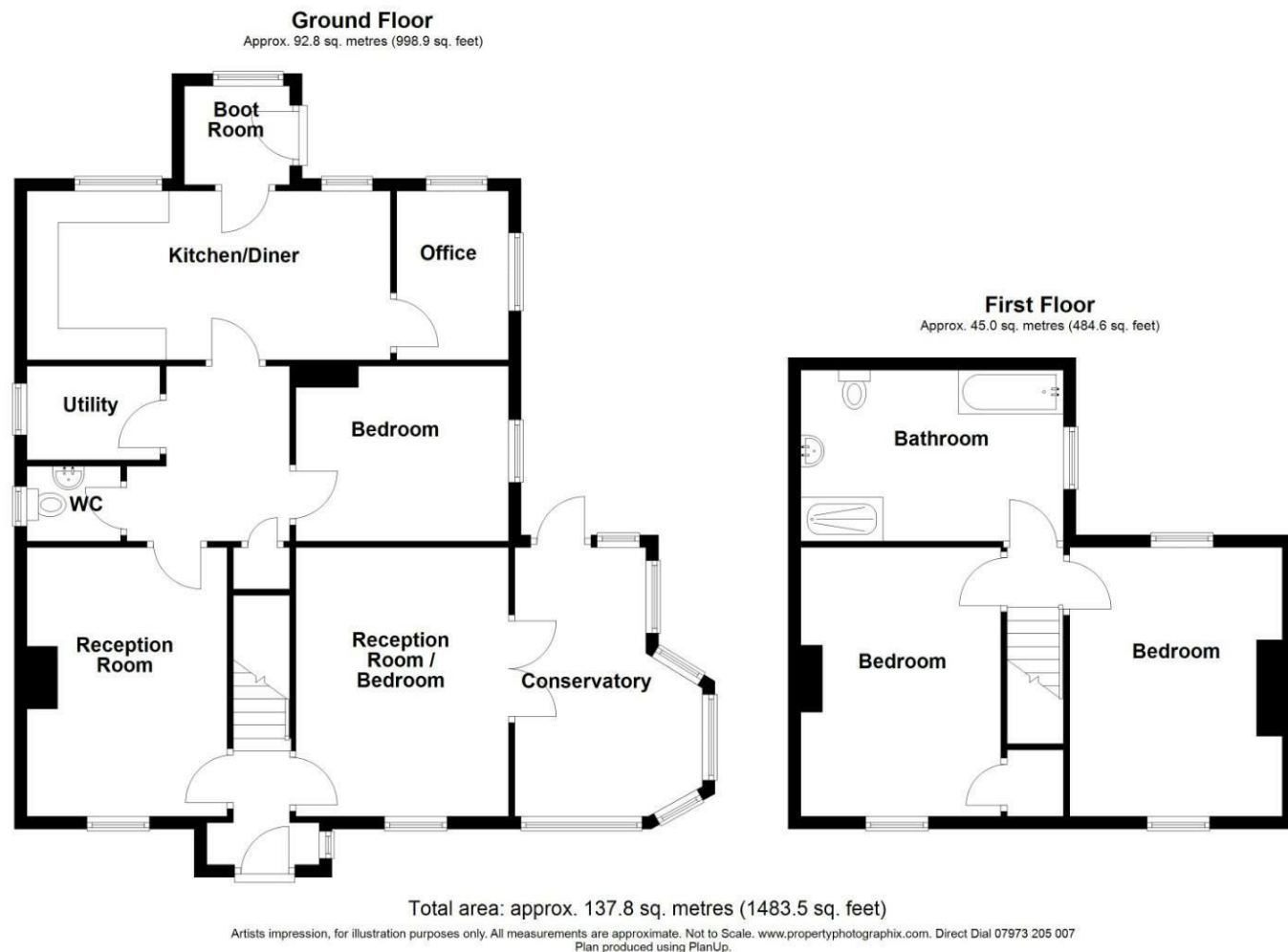


FOR SALE

The Garth Pant, Oswestry, Shropshire, SY10 9QE



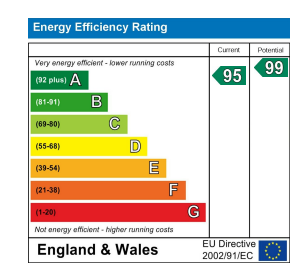
FOR SALE

£335,000

The Garth Pant, Oswestry, Shropshire, SY10 9QE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



EPC Rating A - Situated in the village of Pant close to Oswestry and Welshpool the property sits in a generous plot with garage and gardens. The accommodation comprises entrance hall, lounge with wood burning stove, sitting room/ bed 3 , conservatory, W.C, utility room, snug, kitchen/breakfast, rear porch landing two bedrooms and four piece bathroom. The property has the benefit of double glazing, air source heat pump and solar photovoltaic panels with battery storage and solar I boost.



01938 555 552
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Rural Views
- Generous Plot
- Conveniently situated for commuters
- Air Source Heat Pump
- Garage and Off Road Parking
- Solar PV Pannels

Frosted Double Glazed Entrance Door
Leading into

Entrance Hall
Central heating radiator, frosted oriel window to either side, stairs off.

Lounge
14'2 x 10'4
With wood block flooring, feature exposed brick fireplace with wood burning stove set on slate hearth, two central heating radiator, shelved alcoves to either side of the fireplace, double glazed window to the front elevation.

Bedroom Three/Sitting Room
14'0 x 10'5
Double glazed window to the front elevation, central heating radiator, French doors leading into

Conservatory
12'5 x 10'5 max measurements into bay
Double glazed windows to three elevations overlooking the surrounding farmland, double glazed door to the side elevation, central heating radiator, insulated roof, air conditioning unit.

Inner Hallway
With under stairs storage cupboards, central heating radiator.

W.C.
Having wall mounted wash hand basin, low level W.C., tiled floor, frosted double glazed window, central heating radiator.

Utility/Airing Cupboard
9'2 x 9'3
Tiled floor, frosted double glazed window, plumbing and space for washing machine and tumble dryer, laminate work surface, fuse board, 170 litre water cylinder providing heating and hot water, solar panels controls.

Snug/Bedroom Four
10'1 x 10'1
Double glazed window to the side elevation, central heating radiator.

Kitchen
18'11 x 9'0
Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and half bowl stainless steel sink drainer unit, plumbing and space for dishwasher, two double glazed windows to the side elevation, space for electric cooker, extractor fan, space for fridge/freezer, tiled floor, loft access.

Stable Door
Leads to the

Rear Porch
Double glazed windows to the rear elevation, tiled floor, panelled glazed door to the side elevation.

Study
8'6 x 5'9
Double glazed windows to two elevations, central heating radiator.

Landing
Doors to both Bedrooms and Bathroom.

Bedroom One
14'9 x 11'6
Double glazed window to the front elevation, exposed and painted floorboards, storage cupboard, loft access.

Bedroom Two
13'8 x 10'4
With double glazed windows to both front and rear elevation, exposed and painted floorboards.

Family Bathroom
Fitted with a white four piece suite, comprising walk in double shower, bath with mixer taps and shower attachment, low level W.C., wash hand basin set on vanity unit, extractor fan, part tiled walls, frosted double glazed window to the side elevation, central heating radiator.

Externally
To the front the property has gated gravelled off road parking area for several vehicles, courtesy light.

To the rear of the garage is a lawned area with plum and apple trees, fruit bushes, greenhouse and shed.

To the side of the property is a concrete seating area with stocked borders and farmland views, to the opposite side of the property is the air source heat pump.

To the rear of the property is a patio area, feature pond, lawned area, fence surround, external power points, stocked borders.

Garage
17'8 x 17'7
Currently used as dog kennels, double glazed window to rear, store room, power and light.

Shed with Entrance Canopy
20'0 x 10'0
Window to front and rear elevation, workbench and shelving, power and light.

Agents Notes
The property has air source heat pump, solar 6 kilowatt photovoltaic system with battery storage and solar i boost.

Services
Mains electricity and water are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Shropshire County Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.
The property is in band 'B'

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions
Postcode for the property is SY10 9QE

What3Words Reference is [///basics.sunshine.duties](http://basics.sunshine.duties)

Money Laundering
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites
Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com