

Town & Country

Estate & Letting Agents

Niaroo House, 2 Queens Meadow,

Offers over £460,000



NO CHAIN, VERY RARELY AVAILABLE! TOWN AND COUNTRY OSWESTRY ARE PLEASED TO OFFER TO THE MARKET THIS IMMACUATELY PRESENTED DETACHED FIVE/SIX BEDROOM FAMILY HOME IN THE SMALL HAMLET OF QUEENS HEAD. With views across open countryside, The accommodation briefly comprises - Study, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Master Bedroom with En-Suite and a Family Bathroom. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY AND ITS LOCATION.

4 Willow Street, Oswestry, Shropshire, SY11 1AA
sales@townandcountryoswestry.com • www.townandcountryoswestry.com
TEL: 01691 679631

Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Directions

From Oswestry take the A5 to Shrewsbury, turn left opposite Oswestry Golf Club, carry along this road and after passing the Queens Head public house the property can be seen 150 meters on the left hand side.

Accommodation Comprises

Entrance

The property is entered via a bespoke sliding gate with locks to make both back & front gardens child and pet proof. A composite double glazed front door leads into the Hallway.

Hallway

Having decorative coving, wooden flooring, radiator, telephone point, control panel for the burglar alarm and stairs leading to the first floor. There is also a fully serviced Stannah stair-lift fitted which the vendor is leaving with the property but can be easily removed if required. There is low wattage LED lighting throughout the property.

Study 3.86 x 2.11 (12'8" x 6'11")

With a window to the front, wooden flooring, decorative coving, radiator, under stairs storage, telephone and television point. The property also benefits from BT broadband and Halo3.



Living Room 6.12 x 3.38 (20'1" x 11'1")

Having a beautiful bay window to the front, this light, airy room has an oak effect fire surround and marble hearth, Hetas approved Esse log burning stove inset, wooden flooring, decorative coving, ceiling rose, radiator, two dimmer switches to operate both wall and ceiling lighting, telephone and television point (the vendor informs us that there are TV point at either end of the room to allow more flexibility with your furniture).



Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Dining Room 4.11 x 2.74 (13'6" x 9'0")

With wooden flooring, decorative coving, ceiling rose, radiator, two dimmer switches to operate both wall and ceiling lighting, archway to the kitchen and wide wooden and glazed double doors to the conservatory and to the living room. Another lovely room in which to entertain.



Additional Photograph



Conservatory 3.38 x 3.05 (11'1" x 10'0")

This lovely conservatory is constructed of uPVC double glazing with wooden flooring, television point, radiator and French doors leading on to the patio and the garden with amazing views across the open countryside.



Kitchen 4.14 x 2.74 (13'7" x 9'0")

A spotless kitchen with a good range of wooden base and wall kitchen units with work surfaces over, integral wooden wine rack, under cupboard lighting, display cupboards, tall storage cupboard and roller storage cupboard, wooden flooring, 1½ bowl stainless steel sink unit with mixer tap, window to the rear overlooking the garden and views, complimentary part-tiled walls, Rangemaster stove with Rangemaster extractor hood over, integral dishwasher, integral fridge, decorative coving, spotlights, under unit LED lighting, telephone and television point. Door leading into the Utility Room.



Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Utility Room 2.95 x 2.13 (9'8" x 7'0")

With a range of base cupboards with work surfaces over, wooden flooring, stainless steel sink unit with mixer tap, plumbing and space for a washing machine and space for a fridge, under counter space for further appliances, part-tiled walls, decorative coving, window to the rear, control panel for burglar alarm, door to the garage and cloakroom.



Cloakroom

Having a lovely white suite comprising - low level WC., wall mounted wash hand basin with mixer tap, part-tiled walls, decorative coving, wooden flooring, window to the side and a radiator.

First Floor Landing

With coved ceiling, wooden flooring, radiator and an airing cupboard with shelving.

Master Bedroom 4.57 x 3.05 (15'0" x 10'0")

A spacious light and airy Master Bedroom with a window to the front, wooden flooring, coved ceiling, radiator, telephone and television point. Door leading to the en-suite.



En-Suite Shower Room

A luxurious En-Suite with a white suite comprising - low level WC., wall mounted wash hand basin, shower cubicle, chrome heated towel rail, wall mounted Mirror and shelf with built in LED back lighting, window to the front, fully tiled walls, tiled flooring, coved ceiling, spotlights and shaver point.



Inner Landing

Having a door to the Master Bedroom, wooden flooring, access to the loft and an archway through to the Bedroom Five/Dressing Room.

Bedroom Five/Dressing Room 2.97 x 1.85 (9'9" x 6'1")

Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

With wooden flooring, built-in wardrobes, window to the front, radiator and a television point.

Bedroom Two 4.72 x 2.74 (15'6" x 9'0")

A spacious light and airy bedroom with windows to the front and rear. There are stunning views across the open countryside to the rear. Wooden flooring, two radiators and a television point. This bedroom offers versatile space with possibility for a number of uses.



Additional Photograph



Additional Photograph



Bedroom Three 3.76 x 2.74 (12'4" x 9'0")

A spacious bedroom with a window to the rear with stunning views, wooden flooring, coved ceiling, radiator and a television point.



Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Bedroom Four 3.40 x 2.74 (11'2" x 9'0")

A spacious bedroom with a window to the rear with views across the open countryside, wooden flooring, coved ceiling, radiator and a television point.



Bathroom

An absolutely stunning bathroom with a white suite comprising - double ended jacuzzi style bath with central mixer tap and shower attachment, low level WC., and wall mounted wash hand basin. Large wall mounted mirror with LED lighting, Window to the side, chrome heated towel rail, tiled flooring, coved ceiling and spotlights.



Integral Garage

With an up and over electric door, power and lighting, a window to the side, a water tap, ceramic tiled flooring and a door leading to the Utility Room. The Worcester Magna Clean Micro2 boiler is housed here.

Front of Property

The front of the property has a paved driveway with flower and shrub borders, a lawned area and a decked entertaining area which gets generous sunlight.



Back of Property

The rear garden is an absolute sun trap and is ideal for entertaining. There are two decked areas, a patio with raised flower and shrubbed borders. There are paths and gates to both sides of the property, outside tap and lights and a Keter-Factor garden shed. The garden is enclosed with panel fencing and has stunning views across the open countryside.



Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Additional Photograph



Views



Additional Information

The vendor informs us that the property has cavity wall insulation in all rooms (excluding the garage) which was installed in 2012 (and has 25 year guarantee). The vendor also informs us that all wardrobes and some bedside tables are also included in the sale.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Services

Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

The agents have not tested the appliances listed in the particulars.

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk

-NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

Additional Information

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

Niaroo House, 2 Queens Meadow, Oswestry, SY11 4FD

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.