

Town & Country

Estate & Letting Agents



Red Bank Stargarreg Lane, Pant, SY10 9QN

Offers In The Region Of £350,000

Town and Country Oswestry offer this well presented detached property situated on the edge of the popular village of Pant. The split level accommodation comprises of ground floor entrance hall, THREE DOUBLE BEDROOMS and a bathroom/WC. To the first floor there is a living room, kitchen/ dining room, utility and cloakroom. Externally the property has a driveway and an integral garage with LANDSCAPED REAR GARDEN with SUPERB FAR REACHING VIEWS towards the Shropshire Plain and Rodneys Pillar. Pant is a popular village with a school, shop and a public house. Good road links give access to Welshpool, Shrewsbury, Wrexham and Chester.

Directions

From Oswestry take the Welshpool Road out of the town. Proceed until reaching the village of Pant. Proceed through and take the left hand turn opposite the Cross Guns Public House onto Stargarreg Lane and follow the road down to the bottom. Take a right turn onto Stoney Steps where the property will be found on the right hand side.

Hall



Having a quarry tiled floor, window to the side, part glazed door to the front and a side panel, radiator, new fuse board, stairs off to the first floor and an under stairs cupboard. Doors lead to the bedroom, bathroom and the garage.

Additional Photo



Bedroom One 14'8" x 9'8" (4.49m x 2.97m)



The first double bedroom has a window to the front and a radiator.

Additional Photo



Bedroom Two 10'5" x 11'0" (3.20m x 3.36m)



The second double bedroom has a window to the side and a radiator.

Bedroom Three 8'6" x 12'9" (2.60m x 3.91m)



The third double bedroom has a window to the side and a radiator.

Shower Room 6'11" x 6'7" (2.13m x 2.01m)



The well appointed shower room has a walk in shower cubicle with a mains powered shower with two shower heads, wash hand basin with a mixer tap, W/C, vinyl flooring, fully tiled walls, heated towel rail, extractor fan and a window to the rear.

Additional Photo



First Floor

Having a glazed door to side which takes you out onto a sun balcony with VIEWS over to Rodney's Pillar. Doors lead through to the lounge and the kitchen.

Lounge 18'4" x 11'8" (5.59m x 3.58m)



The good sized lounge has two windows to the front with great views, feature log burner stove with a slate hearth, coved ceiling, two radiators and wall lights.

Additional Photo



Kitchen/ Dining Room 22'0" x 9'8" (6.71m x 2.97m)



The beautifully appointed, recently updated kitchen/ dining room is a bright space to entertain having two windows to the rear. There are a good range of base and wall units with contrasting work surfaces over, display cabinets, vinyl flooring, 1 ½ bowl ceramic sink and mixer tap, plumbing for a dishwasher, space for a fridge, part tiled walls, Belling range style cooker with a glass splashback and large canopy extractor fan over, spotlighting and a radiator. There is also pull down access with a loft ladder, the loft being boarded and having lighting.

Dining Area



Additional Photo



Additional Photo



Additional Photo



Utility Room 8'5" x 9'2" (2.59m x 2.80m)



The utility has a window to the front, space for an American fridge/freezer, vinyl flooring, part glazed door to the rear and a door through to the cloakroom.

Cloakroom

Comprising a W/C, wash hand basin with a mixer tap, vinyl flooring and a window to the rear.

Garage 16'0" x 9'6" (4.90m x 2.90m)

There is a single integral garage with a new electric roller door. Having power and lighting, plumbing for a washing machine and a tumble dryer, window to the side and Worcester oil fired boiler.

Front Garden



A driveway to the front provides parking for two - three cars and leads to the garage. The front garden is lawned garden with access on both sides and a wood shed. There is a further storage shed to the rear.

Balcony



The balcony is accessed from the landing and is a fantastic space to relax and take in the far reaching views of the Shropshire Plains and Rodneys Pillar.

Additional Photo

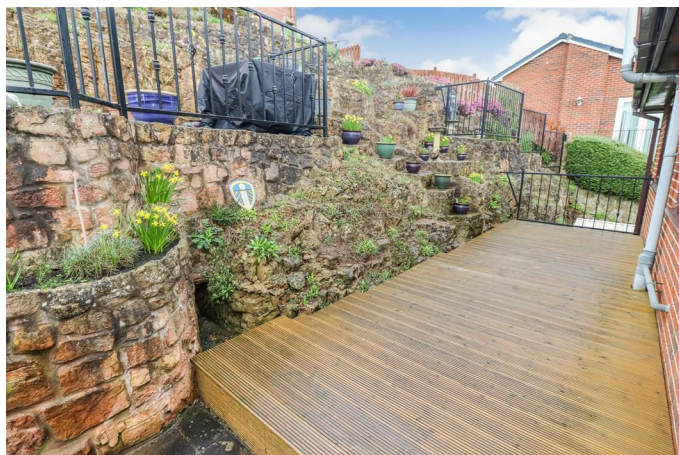


Rear Garden



The rear garden is landscaped and terraced with recently installed decking areas with railings taking in the superb views. There are various areas to sit and relax along with shrubbed flower beds and planted borders.

Additional Photo



Additional Photo



Additional Photo



Views from the Property



Views From The Rear Garden



Additional Photo



HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

SERVICES

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

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
Once you are interested in buying this property,
contact the office to make an appointment to view.
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.

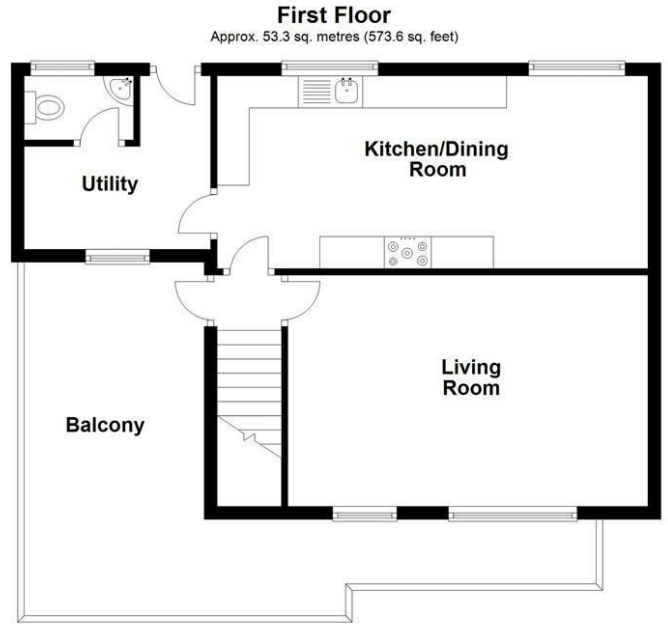
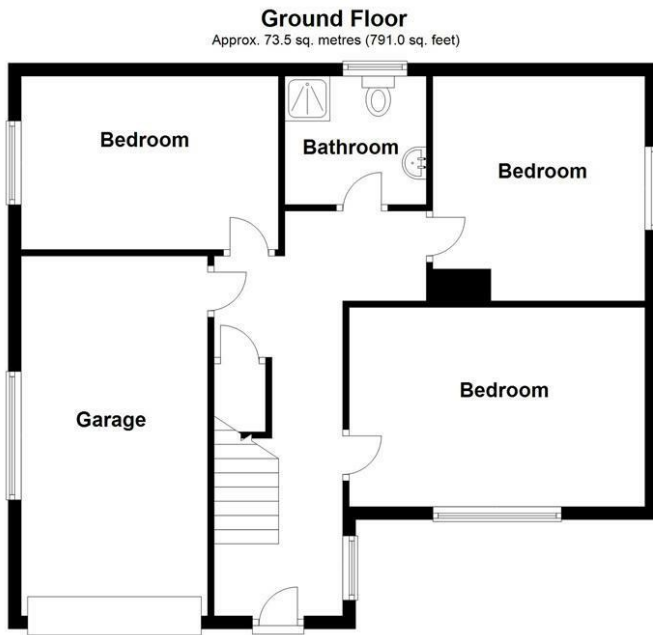
OUR SERVICE

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
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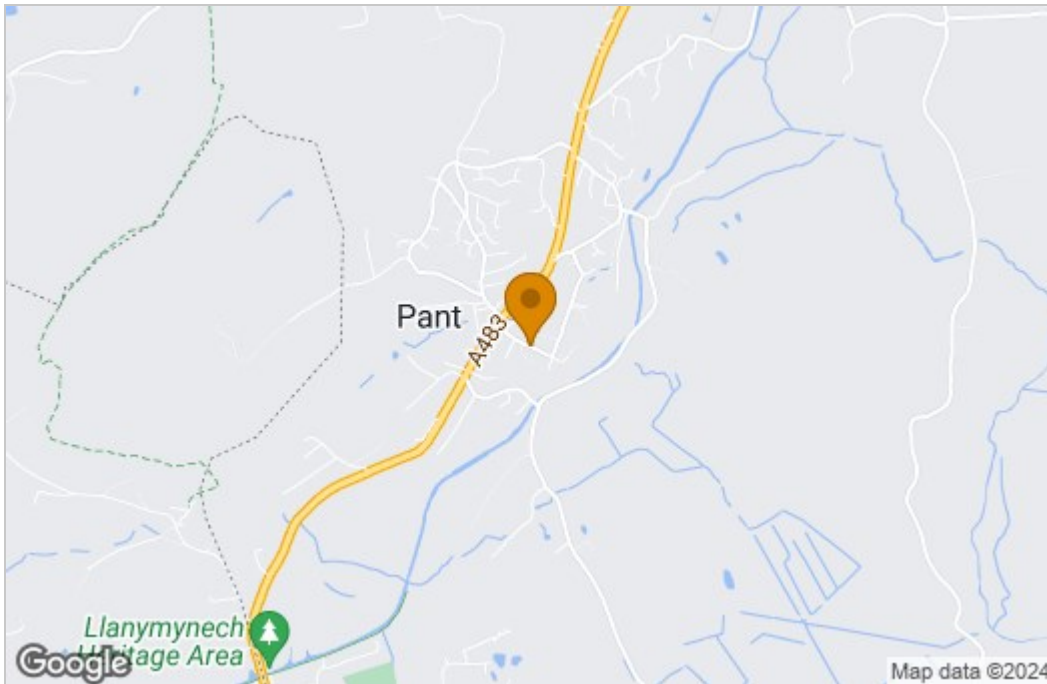
VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

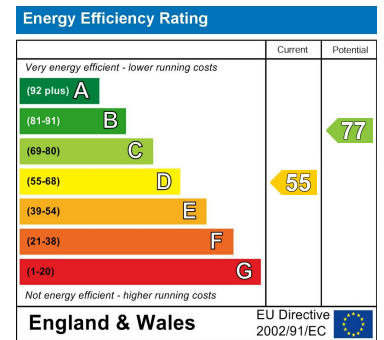


Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

Area Map



Energy Efficiency Graph



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.

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