

Town & Country

Estate & Letting Agents



Logan Lea , Maesbury Marsh, SY10 8JB

Offers In The Region Of £375,000

WITH NO CHAIN!!!! A TRULY DELIGHTFUL, DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE WITH MANY ORIGINAL FEATURES, USEFUL OUTBUILDING AND REAR GARDEN EXTENDING OVER 300 FEET, IN THE SOUGHT AFTER VILLAGE OF MAESBURY MARSH. Viewing is essential to appreciate the work carried out by the present owners to provide a beautifully presented family home which retains many original features including beamed ceilings and log burner. The property boasts two reception rooms, three bedrooms, a useful outbuilding and attractive, well kept rear gardens. Located in Maesbury Marsh, Oswestry and Shrewsbury are only a short distance away with major road networks easily accessible.

DIRECTIONS



From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh where the cottage will be seen on the left hand side, identified by our for sale board.

LOCATION

The property is situated in Maesbury Marsh, a small village in Shropshire near the English/Welsh boarder and surrounded by stunning countryside making it a popular destination for both tourists and locals for its endless views and peaceful atmosphere. The Montgomery Canal runs through the centre of the village and is a great spot for fishing, boating and other activities. There are also several walking trails along the river and the surrounding countryside. Maesbury Marsh is home to many historical buildings such as St. Peter's Church which dates to the 12th century. Just a short drive away from Oswestry, which is home to all local amenities, for example supermarkets, schools (both secondary and primary), restaurants, doctors and great road links to larger towns and cities such as Chester, Wrexham, and Birmingham.

ACCOMMODATION COMPRISES:

DINING ROOM 12'5" x 12'4" (3.80m x 3.77m)



Having a window to the side, radiator, recently fitted part glazed door to the side, oak flooring, original beamed ceiling, stairs off to the first floor, understairs cupboard, archway through to the inner hall and door through to the lounge.

LOUNGE 14'4" x 14'0" (4.38m x 4.28m)



A lovely room full of character having two windows to the front, original beamed ceiling, attractive brick built fireplace with cast iron log burner inset on a quarry tiled hearth and wooden mantle over, radiator and oak flooring.

INNER HALL

With oak flooring, radiator and oak doors to the bathroom and the kitchen.

BATHROOM



The well appointed bathroom has a three piece suite in white with a Triton electric shower over the bath and folding screen, wash hand basin, low level w.c., vinyl flooring, part tiled walls, radiator and two windows to the side.

KITCHEN/BREAKFAST ROOM 12'11" x 9'7" (3.96m x 2.94m)



Fitted with a range of base and wall units with stunning concrete set work surfaces over, double ceramic bowl sink with an extendable mixer tap over, Rangemaster cooker with hob, part panelled walls, quarry tiled floor, space for a fridge, loft access, window to the side and access through to the rear porch.

REAR PORCH



With a flagged floor, panelled walls, window to the side and a part glazed door leading out to the rear garden. An oak door leads to the utility.

UTILITY 5'7" x 4'0" (1.71m x 1.22m)



The utility has plumbing for a washing machine, space for appliances, a window to the side and flagged floor.

LANDING

With loft access and doors to the bedrooms.

BEDROOM ONE 12'4" x 12'4" max (3.77 x 3.76 max)



Having a built in storage cupboard with rails and shelving, window to the side and radiator.

BEDROOM TWO 14'6" x 8'4" (4.43 x 2.55)



With a window to the front and a radiator.

BEDROOM THREE 10'10" x 6'11" (3.30 x 2.10)



With a window to the front, over head storage and a radiator.

**TO THE OUTSIDE:
FRONT GARDENS**



The property has a stone wall with gravelled driveway and parking area leading to the side of the property, with parking for two to three vehicles, and outside lighting. Double gates lead onto the rear garden.

ADDITIONAL PHOTO



DRIVEWAY



ADDITIONAL PHOTO



SIDE GARDEN & OUTBUILDING 27'9" x 16'7"
(8.46m x 5.06m)



To the side of the property there is a further gravelled area, outside tap and access to the outbuilding.

The outbuilding has a covered area and decked seating area along with a fully enclosed workshop. There is also an open lean-to log store/ storage area to the side of the outbuilding measuring 4.82m x 3.02m

ADDITIONAL PHOTO



REAR GARDENS



A pathway and rose arch leads onto the superb rear garden which extends to over 300 feet in length. The first section of the garden has a vegetable plot and well stocked flower beds with a greenhouse. The pathway continues along through the garden with extensive lawns and planted flower beds running down the garden. The bottom of the garden is again lawned with a more natural wild flower planted area and storage shed.

ADDITIONAL PHOTO



ADDITIONAL PHOTO



ADDITIONAL PHOTO



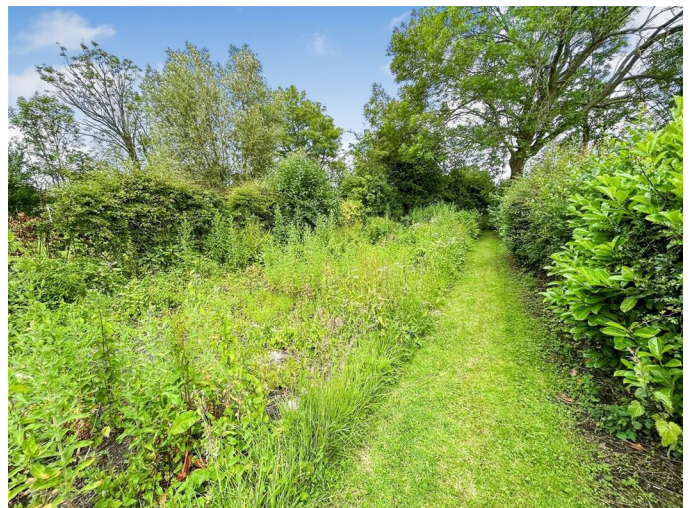
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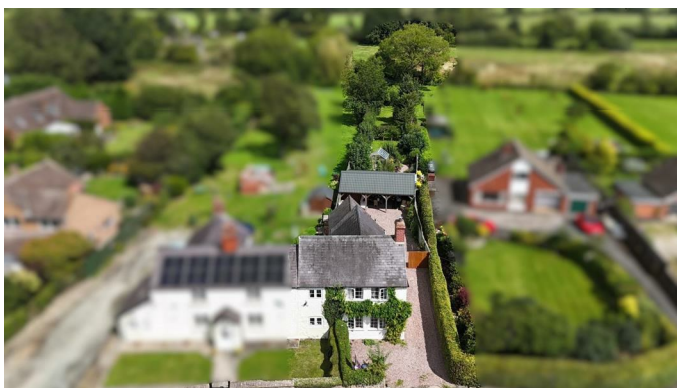
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TENURE/COUNCIL TAX

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

SERVICES

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

TO BOOK A VIEWING

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

TO MAKE AN OFFER

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

MONEY LAUNDERING REGULATIONS

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

TOWN AND COUNTRY SERVICES

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

HOURS OF BUSINESS

Our office is open:

Monday to Friday: 9.00am to 5.30pm

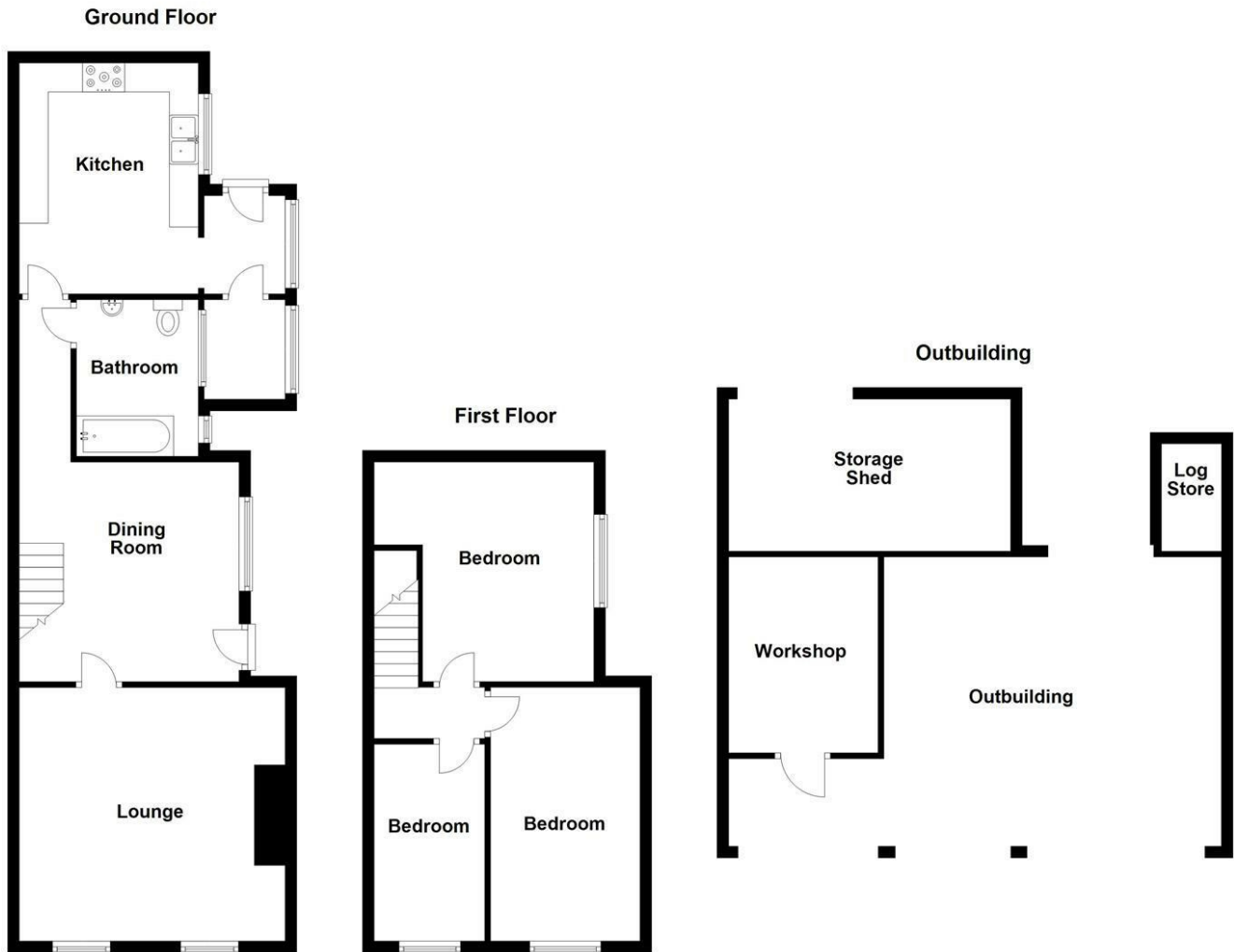
Saturday: 9.00am to 2.00pm

ADDITIONAL INFORMATION

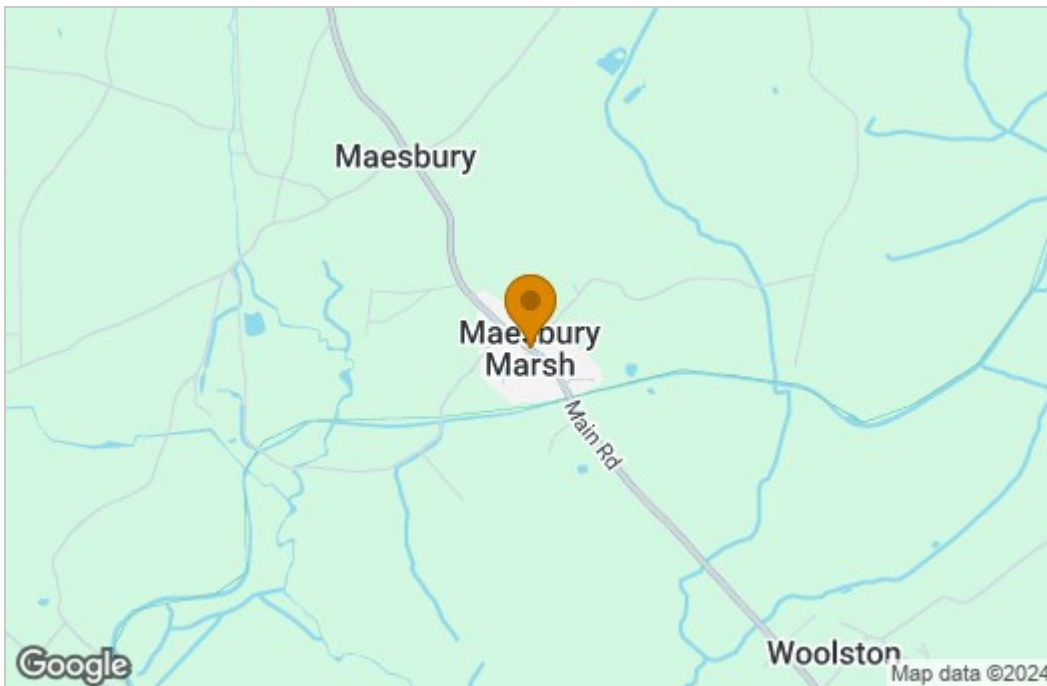
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

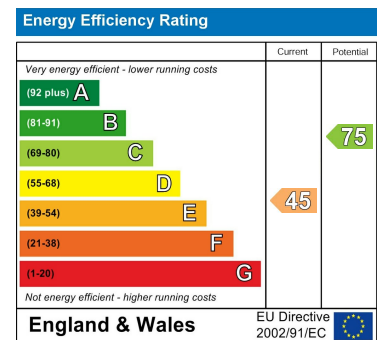
Floor Plan



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk