



The Beeches, Church Lane, Molverley, Oswestry, Shropshire, SY10 8PJ

£375,000

This beautifully presented bungalow with well proportioned rooms and fabulous garden is located in this popular village with access to Shrewsbury, Welshpool and Oswestry. The accommodation includes Entrance Porch, Kitchen, Living Room, Hallway, Dining Room, Conservatory, Utility Room, Separate WC, Inner Hallway, 3 Bedrooms, Large Driveway, Large Garden, Oil Central Heating, Double Glazing. Viewing Highly Recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Entrance Porch 5' 6" x 9' 3" (1.68m x 2.82m)
Brick and oak frame storm porch with glazed roof and tiled flooring, uPVC double glazed French doors open into

Kitchen 14' 10" x 10' 6" (4.52m x 3.20m)
Attractively fitted with wood effect fronted units with laminated work tops, inset 1 1/2 bowl composite sink unit, integrated 4 ring electric hob with filter hood above, electric double oven, radiator, tiled flooring, window looking into Conservatory, door to Living Room and access to Hallway.

Living Room 14' 10" x 14' 11" (4.52m x 4.54m)
Dark wood effect laminate flooring, double glazed windows to side and rear and double glazed French doors opening onto rear garden, fireplace with slate hearth and wood burner inset, wooden mantle above, radiator. Glazed timber door to Inner Hallway and access to Bedrooms.

Conservatory 22' 3" x 10' 0" (6.78m x 3.05m)
Of brick and double glazed construction with tiled flooring, radiator, ceiling blinds, French doors lead to rear garden.

Hallway 11' 7" x 6' 0" (3.53m x 1.83m)
Tiled flooring, radiator.

Shower Room 8' 5" x 7' 10" (2.56m x 2.39m)
Tiled flooring, aqua-boarding to walls providing a fresh finish, fitted with large shower cubicle with glazed panels, WC wash basin set to vanity unit with storage below, chrome towel radiator, double glazed window to the front.

WC 7' 11" x 3' 3" (2.41m x 0.99m)
Fitted with wash basin and WC, half tiled walls, tiled flooring, radiator, double glazed window to the front, access to loft space.

Utility Room 12' 0" x 6' 3" (3.65m x 1.90m)
Tiled flooring, fitted with laminate work top with space and plumbing for washing machine and tumble dryer beneath, oil central heating boiler, storage cupboard housing hot water cylinder, range of built in storage cupboards and drawers, door to

Dining Room 8' 5" x 12' 0" (2.56m x 3.65m)
Carpet, double glazed French doors with side windows leads to front garden, double radiator, access to loft space.

Inner Hallway
Double glazed French doors lead on front garden, radiator.

Bedroom 1 9' 7" x 14' 10" (2.92m x 4.52m)
Carpet, radiator, double glazed French doors lead to rear garden, useful built in storage cupboard.

Bedroom 2 9' 7" x 11' 7" (2.92m x 3.53m)
Carpet, radiator, double glazed window to the, built in storage cupboard.

Bedroom 3 9' 7" x 11' 7" (2.92m x 3.53m)
Carpet, double glazed window to the side, built in storage cupboard, radiator.

Rear Garden
The rear garden is mainly laid to lawn with shrub beds, a good size area of decking and patio, pathways to both sides of the property provide access to the front. The garden is enclosed by close boarded timber fencing to the side and open fencing to the rear enjoying lovely views over open countryside. To one side is a gravelled area and the other provides access to garden shed on a concrete base. The oil tank is located to the left hand side on a brick base, useful log store.

External - Front
The, private, south facing front garden is approached via iron gates onto a large herringbone pattern driveway providing parking for several vehicles. Large well maintained lawn enclosed by hedging and fencing.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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