

BOWEN

PROPERTY SINCE 1862



Asking Price £375,000

7 Donnett Close, Whittington, Oswestry, SY11 4PZ

🏠 4 Bedrooms

🚿 2 Bathrooms

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General Remarks

Detached four-bedroom house with double garage occupying small cul de sac location standing in private enclosed gardens. On the fringe of the popular village of Whittington.

Location: The property is situated in a pleasant small cul de sac position within the picturesque and sought after village of Whittington approximately 2 miles from Oswestry. The village itself benefits from a host of amenities including local shop/post office, public houses, takeaway outlets, excellent primary school and castle. The village also benefits from easy access onto the A5/A483 leading to the larger towns of Shrewsbury, Wrexham, Chester and the motorway network beyond. Nearby train stations at Gobowen and Chirk provide links to Birmingham and Manchester.



Accommodation

Part Timber Entrance Porch:

Partly Glazed Entrance Door:

Entrance Hall: Coving to ceiling, radiator, understairs storage cupboard.

Dining Room: 10' 6" x 8' 10" (3.2m x 2.68m) Coving to ceiling, radiator, serving hatch from kitchen.

Kitchen: 10' 2" x 9' 2" (3.11m x 2.79m) Tiled floor, range of fitted wall cupboards with matching base units and work surface over. 1.5 bowl stainless steel sink unit and drainer, space for a refrigerator, four ring gas hob with extractor hood above, 'Neff' built-in oven and grill, serving hatch to Dining Room.

Utility: 5' 7" x 5' 1" (1.71m x 1.55m) Tiled floor, stainless steel sink unit and drainer with cupboard below. Double wall cupboard, spaces for washing machine and freezer. Wall mounted gas boiler. Half glazed door to outside.

Cloakroom: Pedestal wash hand basin with tile splashback, low level wc, radiator.

Lounge: 19' 6" x 10' 1" (5.95m x 3.07m) Coving to ceiling, coal effect gas fire set in surround with hearth, two radiators. Sliding patio doors into:

Conservatory: 10' 2" x 9' 4" (3.1m x 2.84m) Radiator, centre ceiling light/fan fitting, double doors opening onto the garden.



Stairs to first floor and landing area: Coving to ceiling, access to roof space. Airing cupboard housing hot water cylinder.

Bedroom One: 11' 1" x 8' 4" (3.39m x 2.53m) Coving to ceiling, radiator, two built-in wardrobes to one wall.

En Suite Shower: Fully tiled shower cubicle with mains fed shower, vanity unit incorporating low level wc and sink, extractor fan and radiator.

Bedroom Two: 11' 1" x 8' 11" (3.39m x 2.72m) Coving to ceiling, radiator. Built-in wardrobe.

Bedroom Three: 10' 5" x 8' 10" (3.17m x 2.7m) Coving and radiator

Bedroom Four: 10' 3" x 6' 8" (3.13m x 2.03m) Coving and radiator.

Bathroom: Panel bath, pedestal wash hand basin, low level wc, heated towel rail, partly tiled walls and extractor fan.

Outside: The property is approached over a tarmac drive providing parking and access to the garage. A concrete slab pathway leads to the front entrance door and side of the house. The garden to the front is mainly laid to lawn enclosed by a mature hedge with some established trees and shrubs. A side gate allows access to the rear garden. The enclosed rear

garden offers privacy and is a notable feature with various seating areas. Lawned area and borders housing a variety of mature flowering shrubs, plant and trees. Timber potting/storage shed. Exterior wall lights and outside wall tap. Outdoor power.

Double Garage: 17' 6" x 16' 7" (5.33m x 5.06m) 'up and over door' to the front elevation, window to the rear, door into store area with door leading outside.

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We understand the property is connected to mains electricity, gas, water and drainage.

EPC Rating 69|C Council Tax Band 'D':

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

Directions: From the A5/483 Oswestry bypass take the A495 signposted Ellesmere. Continue into the village of Whittington along Station Road, turn right at the 'T' junction onto the B5009 taking the second left into Donnett Mews continue straight ahead turning left into Donnett Close where no:7 will be identified by the agents for sale board.

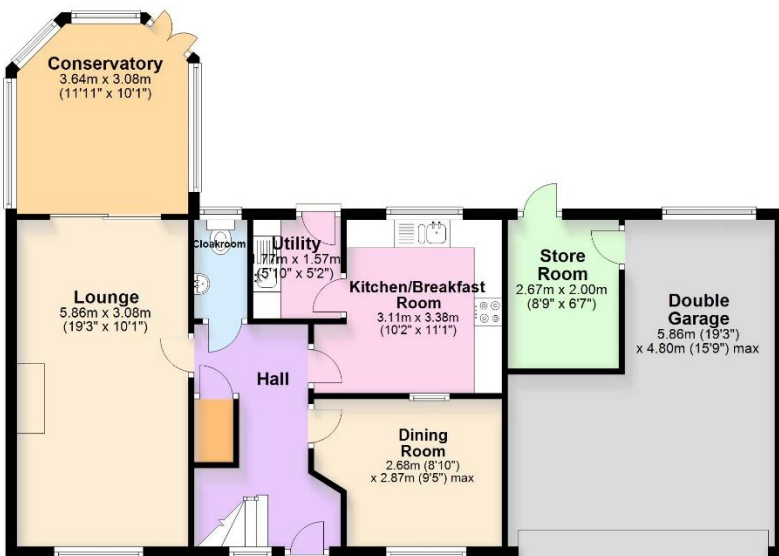
What3Words:///spell.assurance.reconnect:





Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 141.8 sq. metres (1526.4 sq. feet)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.