



Casada, Treflach, Oswestry, Shropshire, SY10 9HF

A unique opportunity to purchase an individual architecturally designed modern 4/5 bedroom detached family home which offers spacious family accommodation over two floors within the popular village of Treflach. In brief the property comprises: Entrance Porch, Reception Hall, Spacious Open Plan Lounge, Dining Room and Kitchen, Ground Floor Bedroom Ensuite, Utility Room, Cloakroom/WC, First Floor Landing, Three Further Bedrooms, Study/Bedroom 5, Bathroom, Driveway providing ample off-road parking and Gardens. Viewing Fully Recommended.





- Individual Architecturally Designed Detached House
- Popular Village Location
- Large Open Plan Kitchen, Lounge and Dining Room
- Ground Floor Bedroom Ensuite
- Three Further Bedrooms and Study/Bedroom Five
- Driveway, Gardens and Parking
- Underfloor heating downstairs and radiators upstairs
- Oil Fired Central Heating

LOCATION

The property is located in the popular village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional local amenities including a Post Office/Shop, Primary School and Church. The market town of Oswestry is only approximately 3.5 miles away which has a comprehensive range of shopping, leisure and educational facilities. The area enjoys good road access to the Midlands via the A5 trunk road and M54 or to the north west via the A5 and A483.

DIRECTIONS

From Oswestry take the Trefonen Road for approximately 3 miles, continuing through Trefonen to the village of Treflach. On reaching the village proceed passing The Royal Oak Inn, where the property will be observed a short distance along on the right hand side.

THE ACCOMMODATION

With entrance door leading into;

ENTRANCE PORCH

With door leading into;

RECEPTION HALL

With staircase leading to the first floor landing, understairs storage cupboard.

SPACIOUS OPEN PLAN LOUNGE, DINING ROOM AND KITCHEN

24'7" x 32'1" max (7.50m x 9.80m max)
the Lounge Area benefits from UPVC double glazed window to the front elevation.

The Dining Area benefits from double glazed sliding patio doors leading out to the rear gardens.

The Kitchen benefits from a range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with wooden worktops over, space for appliances, fitted double oven, sink unit, UPVC double glazed windows to the rear elevations.

BOOT ROOM/SIDE ENTRANCE HALL

with door leading out to the side elevation.

CLOAKROOM

Comprising a two piece suite with UPVC double glazed window to the rear elevation.

GROUND FLOOR BEDROOM

14'1" x 12'5" (4.30m x 3.80m)
With UPVC double glazed window to the front elevation, range of fitted wardrobes providing a good amount of hanging and storage space.

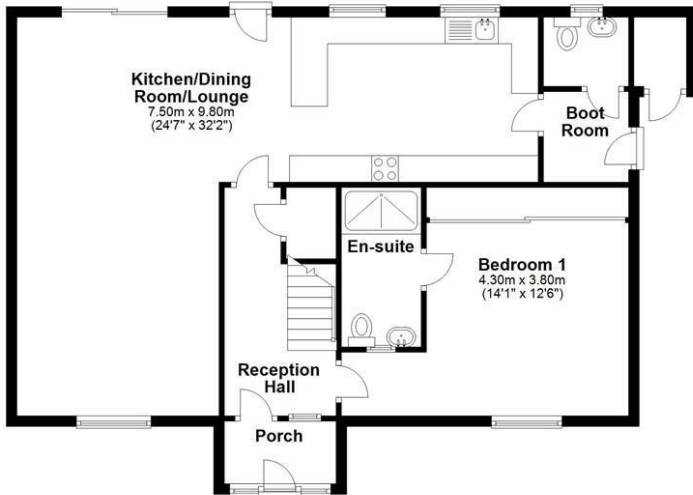
ENSUITE SHOWER ROOM

Comprising a three piece suite with borrowed light from the Bedroom.



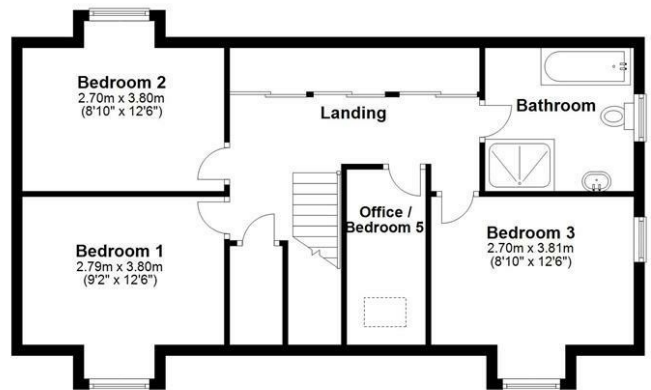
Ground Floor

Approx. 90.3 sq. metres (972.5 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.2 sq. feet)



Casada

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



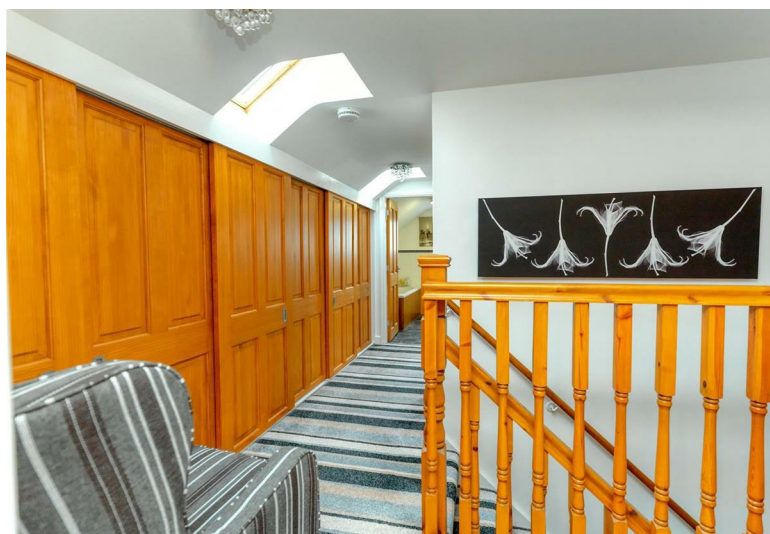
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



FIRST FLOOR LANDING

With a range of fitted cupboards providing generous storage space, cupboard providing a good amount of storage space, velux roof windows.

BEDROOM TWO

8'10" x 12'5" (2.70m x 3.80m)

With UPVC double glazed dormer window to the rear elevation.

BEDROOM THREE

8'10" x 12'5" (2.70m x 3.81m)

A dual aspect room with UPVC double glazed windows to the front and side elevations.

BEDROOM ONE

9'1" x 12'5" (2.79m x 3.80m)

With UPVC double glazed dormer window to the front elevation.

STUDY/BEDROOM FIVE

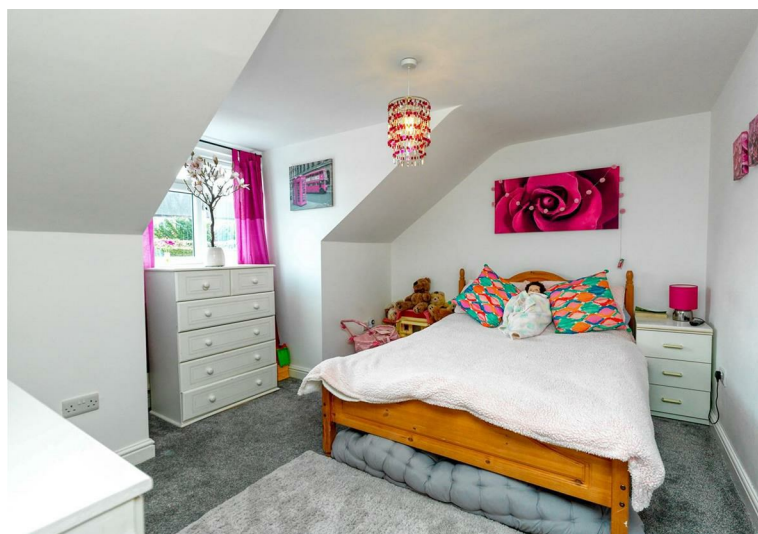
With velux roof window.

BATHROOM

Comprising a four piece suite with UPVC double glazed window to the side elevation.

GARDENS AND GROUNDS

From the road level double gates provide access to the side of the property providing ample parking. The gardens benefits from laid to lawn areas to the front and both sides of the property. There is a good size patio area to the rear of the property providing a lovely outside sitting and dining area. the gardens also benefit from two outside store forming workshop and storage space.



HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Council Tax Band ' E ' on the Shropshire Council register.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com



FOR SALE

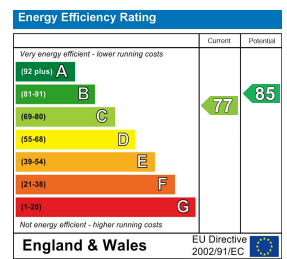
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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