

**FOR SALE**

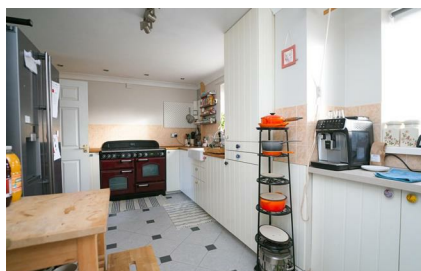
Offers in the region of £350,000

**3 Sycamore Court, Maesbury Marsh, Oswestry, Shropshire, SY10 8RD**

This four bedroom, detached family home is situated in a small cul de sac location with views to the Breidden Hills and overlooking the Montgomery Canal. Warmed by oil fired central heating and benefiting from double glazing. Reception Hall, Lounge Dining Room, Kitchen, Utility, Cloakroom, Studio, Shower Room, Landing, Bedroom One with Ensuite, Study/Nursery, Three further Bedrooms, Bathroom, Gardens, Parking.



Oswestry (3.5 Miles) Wrexham (17 Miles) Shrewsbury (17 Miles)  
Gobowen Train Station (6 Miles)  
All Distances Approximate



- Four/Five Bedroom House
- Semi Rural Location
- Lovely Countryside Walks
- Montgomery Canal Close By
- Parking and Gardens
- Must See to Appreciate

## DIRECTIONS

Proceed out of Oswestry along Maesbury Road and proceed straight over at the staggered crossroads. Continue along this road passing through Maesbury and into Maesbury Marsh. Turn right after passing the village bus stop on your right hand side and continue turning right into Marsh Fields following the road around into Sycamore Fields then into Sycamore Court and the property will be viewed to the right hand side.

## LOCATION

Maesbury Marsh is a popular rural village situated some 3.5 miles from Oswestry in a south easterly direction from Oswestry. The village is well known for its picturesque scenery, its pleasant walks, the canal and towpaths, The Navigation Inn and Restaurant and church.

## COVERED ENTRANCE PORCH

With timber and glazed door with side window leading into;

## RECEPTION HALL

With staircase leading to the First Floor Landing, useful under stairs storage cupboard providing storage space with light point, radiator.

## LOUNGE / DINING ROOM

22'4" x 14'1" max

A dual aspect room with double glazed window to front elevation overlooking front garden and double glazed French doors to rear elevation leading out to rear garden, two radiators.

## KITCHEN

7'7" x 16'1" max

Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, tiled splashbacks, one and a half bowl inset stainless steel sink unit with mixer tap over, drainer to side and cupboards under, space for cooker, space and plumbing for automatic washing machine, space for fridge freezer, coving to ceiling, radiator, space for breakfast table, two double glazed windows to rear elevation overlooking private rear garden, downlighters to ceiling, downlighters to kitchen units, power and light points, tiled floor, radiator.

## UTILITY ROOM

9'0" x 7'7"

With double glazed window to rear elevation overlooking private rear garden, door to rear elevation overlooking private rear garden, tiled floor, radiator, space for appliances.





### 3 Sycamore Court

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.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### **CLOAKROOM**

6'5" x 7'7"

Comprising a dual and low flush WC, wash hand basin, double glazed windows to the rear and side elevations, radiator.

#### **STUDIO**

18'8" x 17'9"

A most useful space with UPVC double glazed window and UPVC sliding patio doors to the front elevation, UPVC double glazed window to the side elevation, radiators.

#### **STORE ROOM**

With UPVC double glazed window to the side elevation.

#### **FIRST FLOOR LANDING**

With entrance hatch to part boarded attic area with slingsby style ladder, power and light points.

#### **BEDROOM ONE**

21'8" x 17'9" maximum

With double glazed window to rear elevation enjoying views of The Breidden Hills and overlooking the canal, radiator.

#### **ENSUITE**

Comprising a three piece suite in white providing a low flush WC, pedestal wash hand basin, shower unit with glazed screen, radiator, double glazed window to rear elevation.

#### **STUDY/NURSERY**

With double glazed dormer window to the front elevation, radiator. Multi functional room.

#### **BEDROOM TWO**

9'10" x 12'6"

With double glazed window to rear elevation overlooking private rear garden with views to The Breidden Hills in the distance and the canal, radiator.



#### **FAMILY BATHROOM**

9'5" x 6'7"

Comprising a three piece suite providing a low flush WC, pedestal wash hand basin, bath with mixer tap and electric shower over, radiator, obscure double glazed window to rear elevation, airing cupboard housing hot water tank and with useful linen shelving.

#### **BEDROOM THREE**

11'10" x 11'2" maximum

With double glazed window to front elevation overlooking front garden, radiator.

#### **BEDROOM FOUR**

8'6" x 7'3"

With double glazed window to front elevation overlooking front garden, radiator.

#### **GARDENS AND GROUNDS**

From the lane level a gravelled drive provides parking. The front gardens are laid to lawn for ease of maintenance.

The garden is enclosed by larch lap and picket style fencing and is laid to lawn for ease of maintenance.

Large storage shed/container.

#### **LOCAL COUNCIL**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Council Tax Band - 'E' as displayed on the council website.

#### **VIEWING**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.



### 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 that the property is Freehold although purchasers must make their own enquiries via their solicitor.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

The charge for these checks is £30 (including VAT) per



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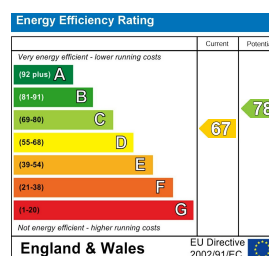
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



Halls 1845

01691 670 320

#### Oswestry Sales

20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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