

**FOR SALE**

Chain Free £400,000

Pentre Cottage Woodhill, Oswestry, Shropshire, SY10 9AS

A most wonderful opportunity to purchase a detached country residence with superb views. The accommodation provides, Sunroom. Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen Breakfast Room, Side Hall, Utility, Shower Room, First Floor, Three Bedrooms, Bathroom, Separate WC, Eaves Storage, Gardens and Grounds. In need of some updating this property must be viewed to be appreciated. UPVC double glazed windows and warmed by oil fired central heating.





- Detached Residence
- Delightful Rural Location
- Two Reception Rooms
- Three Bedrooms
- Gardens and Grounds
- Viewing Fully Recommended

LOCATION

The property is situated in an appealing rural locality and is located approximately 2.5 miles from the popular village of Trefonen which offers a selection of local amenities to include a Post Office/Shop, Primary School and Church. The market town of Oswestry is only approximately 3 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 Morda, proceed on the Trefonen Road out of the village, turn left sign posted 'Woodhill'. Proceed on this lane, passing the Residential Home 'Brook House' to the right hand side, continue for a short distance and take the next right, the property will be found at the end of the lane

SUN ROOM

With UPVC double glazed elevations.

RECEPTION HALL

With stairs leading to the First Floor Landing, built-in storage cupboard.

CLOAKROOM

Comprising a white two piece suite providing a low flush WC, pedestal wash hand basin, UPVC double glazed window to the rear elevation.

LIVING ROOM

23'11" x 15'1" (7.30m x 4.60m)

A triple aspect room with UPVC double glazed windows to three elevations overlooking the gardens and grounds, open fireplace.

DINING ROOM

13'1" x 14'5" (4.00m x 4.40m)

With UPVC double glazed window to the front elevation overlooking the gardens.

KITCHEN BREAKFAST ROOM

10'9" x 13'5" (3.30m x 4.10m)

With triple aspect room with windows to two elevations and French doors leading out to the front elevation. The Kitchen comprises an attractive range of fitted wall and floor units with worktops, sink unit, space for appliances.

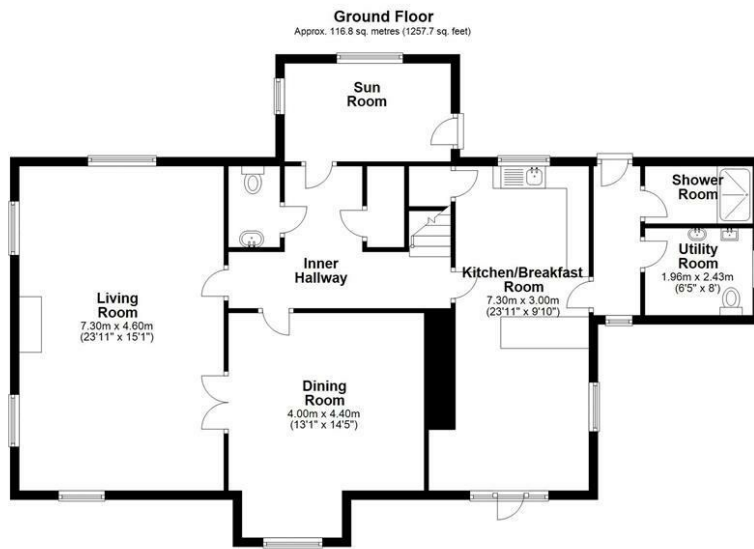
SIDE ENTRANCE HALL

With door leading out to the rear elevation, UPVC double glazed window to the front.

UTILITY ROOM

6'5" x 7'11" (1.96m x 2.43m)

With UPVC double glazed window to the side and front elevations overlooking the gardens, oil central heating boiler, ceramic sink unit, sink unit, space for appliances, WC.



Pentre cottage

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



3 Bedroom/s



2 Bath/Shower Room/s



SHOWER ROOM

Comprising a shower unit.

FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation overlooking the gardens.

BEDROOM ONE

13'9" x 15'1" (4.20m x 4.60m)

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

BATHROOM

Comprising a two piece suite providing a pedestal wash hand basin and low flush WC, UPVC double glazed window to the side elevation.

BEDROOM TWO

9'10" x 15'1" max (3.00m x 4.60m max)

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

EAVES STORE ROOM

Providing storage space.

BEDROOM THREE

8'2" x 14'5" (2.50m x 4.40m)

With UPVC double glazed window to the front elevations, recessed cupboard.

GARDENS AND GROUNDS

From the lane level a gate provides access to the driveway and to the front and rear of the property providing ample parking space. The remainder of the garden is laid to lawn.

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.

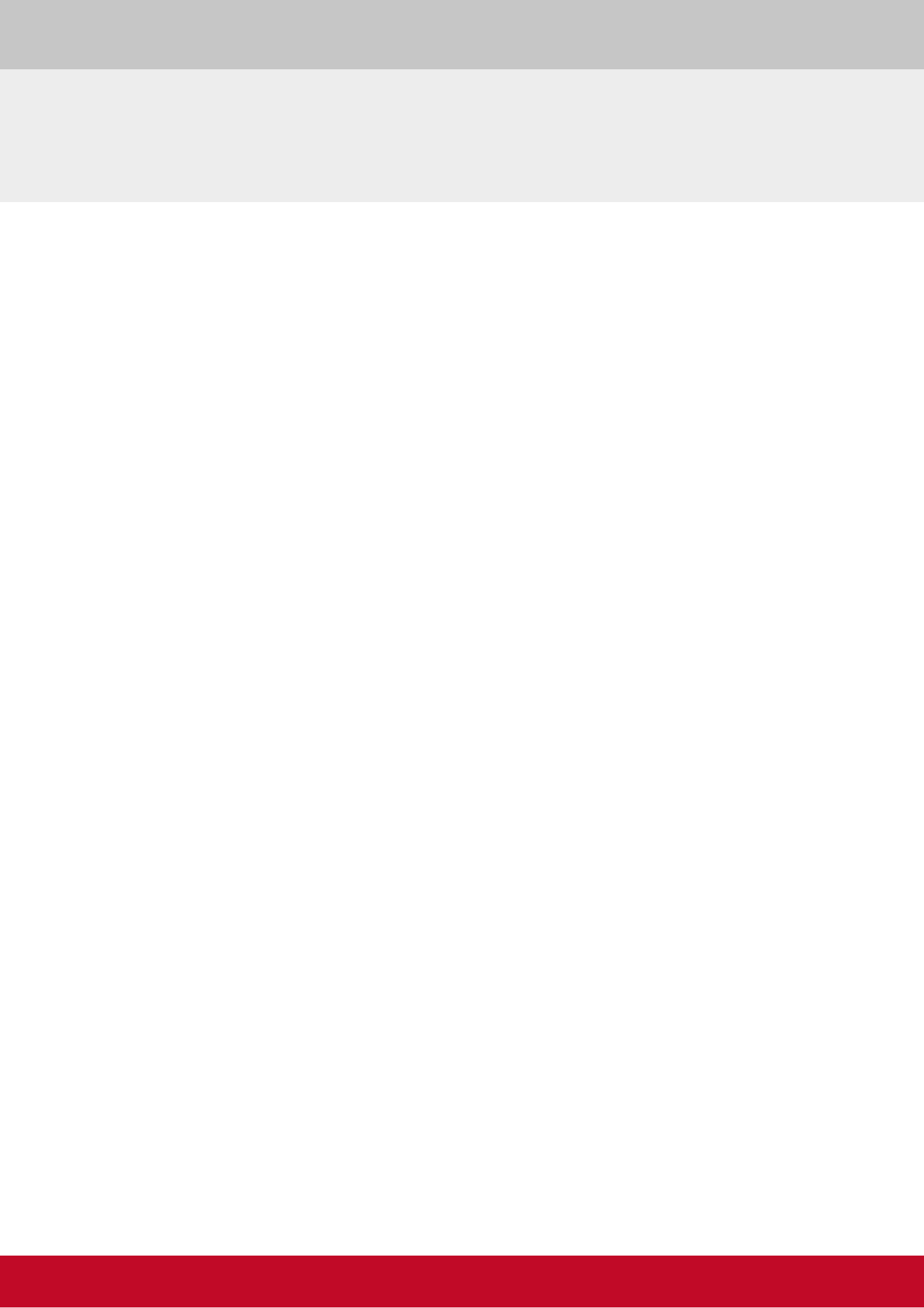
The property is in band 'B' on the Shropshire Council Register.

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.

VIEWINGS

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

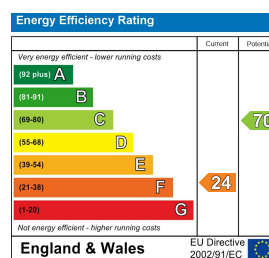


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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