

**FOR SALE**

Offers In The Region Of £595,000

15 Knights Grove, Knockin, Oswestry, SY10 8PU

A most wonderful opportunity to purchase a five bedroom detached family home situated in a prime residential area with excellent close-by commuter link. The property, designed and constructed by a reputable firm of local builders this property must be viewed to be appreciated. The spacious accommodation comprises; Generous Reception Hall, Dining Room, Lounge, Kitchen Breakfast Room, Utility, Cloakroom, Landing, Bedroom One with Ensuite, Bedroom Two with Ensuite, Three further Bedrooms, Bathroom, Double Garage, Gardens to Front, Side and Rear.





- Executive Detached Family Home
- Local Builder Construction and High Specification
- Immaculate Interiors Throughout
- Cul De Sac Location in Village Situation
- High Performance Glazing
- LPG Central Heating

LOCATION

The property is attractively positioned within the heart of the village. Set on a modern development and within walking distance of a good selection of village amenities, which include a medical centre, shop/post office, church and cricket club. A primary school is available nearby in Kinnerley, whilst being in the catchment area for the popular Corbett school in Baschurch. Further comprehensive amenities can be found in Shrewsbury with its excellent shopping centre, social and leisure facilities and a rail service. Alternatively to the north is the popular market town of Oswestry with a rail service to Gobowen. Commuters should note that the village has easy access to the A5, which links north to Oswestry with access to Chester or alternatively south via Shrewsbury to Telford/M54.

DIRECTIONS

In the village turn into Knights Grove and proceed around to the left hand side, around to the head of the cul de sac.

RECEPTION HALL

A wonderful, spacious entrance to the property with floor to ceiling double glazed window to the rear elevation, staircase leading to the first floor landing with understairs storage cupboard.

FAMILY ROOM/DINING ROOM

16'4" x 12'1" (5m x 3.70m)

A triple aspect room with French doors leading out to the rear gardens, double glazed windows to the side and front elevations.

KITCHEN BREAKFAST DINING ROOM

16'4" x 24'6" (5m x 7.49m)

A wonderful 'heart' of the home comprising a superb range of fitted base and wall units with granite worktops over with matching upstands, inset sink unit with grooved drainer to the side, Kitchen island with breakfast bar, a range of fitted appliances including, double oven, microwave, hob, fridge freezer, dishwasher, space for table, triple aspect room with double glazed sliding doors to the rear gardens, French doors to the side gardens and window to the side.

LOUNGE

15'8" x 16'4" (4.80m x 4.99m)

A triple aspect room with bi-fold double glazed doors leading to the gardens, and two further windows, wood burning stove.

UTILITY ROOM

7'10" x 9'2" (2.40m x 2.81m)

With units for storage with granite worktops over and matching upstands, inset sink unit with grooved drainer to the side, double glazed window to the rear elevation and door to the rear gardens.

CLOAKROOM

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



Ground Floor
Approx. 119.7 sq. metres (1288.1 sq. feet)



First Floor
Approx. 110.5 sq. metres (1189.9 sq. feet)



Main area: Approx. 230.2 sq. metres (2478.0 sq. feet)
Plus garages: approx. 32.5 sq. metres (348.0 sq. feet)
15 Knights Grove

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.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



FIRST FLOOR LANDING

With double glazed window to the rear and front elevations, recessed airing cupboard housing hot water tank and providing storage space.

BEDROOM ONE

9'6" x 14'5" (2.91m x 4.40m)

With floor to ceiling double glazed window to the front elevation, excellent range of fitted bedroom furniture which provides hanging and storage space.

ENSUITE SHOWER ROOM

5'10" x 10'9" (1.80m x 3.30m)

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

BEDROOM TWO

12'5" x 12'1" (3.80m x 3.70m)

A dual aspect room with double glazed windows to the front and side elevations, recessed wardrobe.

ENSUITE SHOWER ROOM

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

BEDROOM THREE

9'2" x 13'5" (2.80m x 4.10m)

With double glazed window to the rear elevation.

FAMILY BATHROOM

6'10" x 9'6" (2.10m x 2.90m)

Comprising a four piece suite comprising a low flush WC, wash hand basin, bath and shower, double glazed windows to the front elevation.

BEDROOM FOUR

12'1" x 10'9" (3.70m x 3.30m)

With double glazed window to the rear elevation.

BEDROOM FIVE

12'1" x 9'6" (3.70m x 2.90m)

With double glazed window to the rear elevation.



DOUBLE GARAGE

20'0" x 17'5" (6.10m x 5.32m)

With electrically operated doors to the front elevation, pedestrian door and window to the side elevation.

GARDENS AND GROUNDS

From the cul de sac level a drive leads to the front of the double garage providing parking. To the front of the property the gardens provide a neatly maintained and manicured lawn enclosed by wrought iron fence. Gates give access on to a path which lead around to the side and rear gardens. Sitting immediately adjacent to the rear is a sandstone sun terrace ideal for outdoor entertaining with adjoining neatly maintained lawns. External cold water tap and lighting.

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

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWINGS

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

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band G on the Shropshire Council Register.



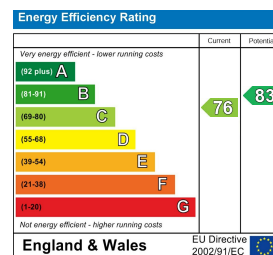
15 Knights Grove, Knockin, Oswestry, SY10 8PU



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
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.