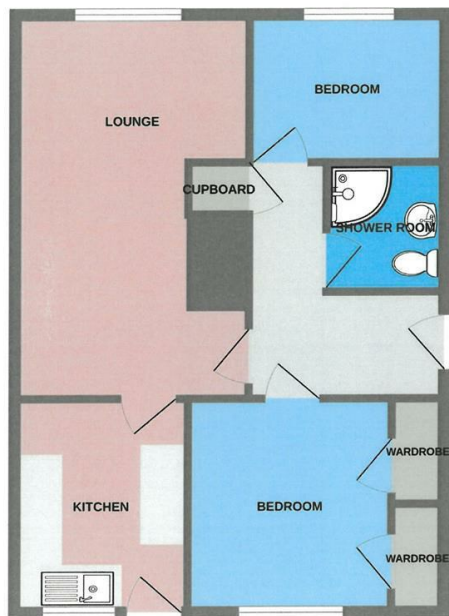


FOR SALE

3 Hillside, Pant, Oswestry, SY10 9QS

Halls 1845

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq ft (49.4 sq m) approx.  
Made with MyHomeplan ©2023



FOR SALE

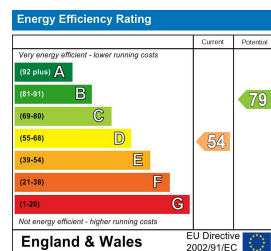
Offers In The Region Of £210,000

3 Hillside, Pant, Oswestry, SY10 9QS

**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



A desirable detached bungalow with generous size attractive gardens, former garage / workshop, tool shed and front / rear vehicular access, whilst set in a popular location within the village and easy access to Oswestry.

Halls 1845

01691 670 320

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Appealing Detached Bungalow
- Easily Manageable Design
- Tastefully Presented
- Converted Garage / Workshop. Store
- Generous and Attractive Gardens
- Front and Rear Vehicle Access

#### DIRECTIONS

From Shrewsbury proceed south along the A483 Welshpool road to Pant. Proceed through the village until reaching the Cross Guns pub and turn right onto Briggs Lane. Proceed a short distance and turn left onto Hillside and the property will be seen a short distance on the left hand side.

#### SITUATION

Halls are delighted to be instructed on this two bedroom property situated in an attractive village location with a golf course and riding stables very close by.

Local amenities include country pub, grocery store and primary school, all within walking distance and regular bus services to Oswestry, Shrewsbury and Welshpool. The local railway station is only 9 miles away. Suitable for first time buyers and retirees alike.

#### DESCRIPTION

A traditionally designed detached bungalow, which offers appealing easily manageable accommodation, ideally suited for couples or single persons. The bungalow offers a combined lounge / diner with the added benefit of a woodburning stove. The kitchen is located to the rear and leads immediately out onto the rear garden. There are two bedrooms, served by a modern shower room.

Outside, the bungalow is set in lovely gardens, generous in size, whilst offering an array of features with hard landscaped areas, lawns and raised growing beds, including a small vegetable garden. In addition, the original garage has been converted to a workshop, whilst there is a separate tool shed. For those seeking additional parking or caravan space, there is both front and rear vehicle entrances, with parking space.

#### ACCOMMODATION

##### RECEPTION HALL

With mainly tiled floor, built-in linen cupboard.

##### LOUNGE / DINER

17'8" x 10'9"

With coved ceiling, attractive fireplace with wood surround and recess including woodburning stove with tiled hearth.

##### KITCHEN

9'10" x 7'10"

With tiled floor, fitted granite effect worktop with built-in sink unit, selection of high gloss white faced base and eye level cupboards, freestanding BEKO GAS (LPG) COOKER (gas hob and double oven). Space and plumbing for washing machine, space for upright fridge freezer, wall mounted gas (LPG) Glow Worm central heating boiler, door leading out to the rear garden.

##### BEDROOM 1

9'10" x 9'10"

With two built-in wardrobes, window aspect out onto the rear garden.

##### BEDROOM 2

8'10" x 6'10"

With aspect out onto the front garden.

##### SHOWER ROOM

With wood effect ceramic tiled floor, tiled shower cubicle with direct feed shower unit, rain head and hand held attachment. Vanity unit with wash basin and cupboard under, close couple WC, attractive tiled walls, chrome ladder radiator.

##### OUTSIDE

The property is approached at the front over a concreted driveway with parking space for two cars.

##### FORMER GARAGE / WORKSHOP

16'0" x 8'2"

Original entry door now boarded up, including window, however could easily be converted back to its original use. Power and lighting, side pedestrian access door.

##### THE GARDENS

The property sits in a particularly attractive size garden with a lawn to the front having conifer hedging to its front boundary. This part of the garden area has a shrubbery and spring bulb bed, together with a specimen tree. A gated access leads to the rear garden, which is quite generous in size and provides an extensive hard landscaped area immediately adjacent to the rear of the bungalow with a half moon seating area, stoned area with stepping slabs. Cold water tap and external power point and rear lighting. Leading on is a lawn with numerous planting flower and vegetable beds, together with a selection of specimen trees and a VEGETABLE GARDEN. Useful timber WORKSHOP WITH WEATHER CANOPY.

At the bottom of the garden is an ADDITIONAL VEHICULAR GATED ENTRANCE onto a stoned standing area, possibly suitable for an additional vehicle / trailer / caravan.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

The fitted carpets as laid and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

##### SERVICES

Mains water, electricity and drainage are understood to be connected. Gas (LPG) central heating system. None of these services have been tested.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)