



FOR SALE

Offers in the region of £395,000

Silver Birches Maesbury Marsh, Oswestry, SY10 8JB

A deceptively spacious and neatly presented Detached Family House with most attractive gardens including patios, integral garage and additional parking, whilst positioned within the heart of the popular village with easy access to Oswestry town centre.





- **Spacious Detached House**
- **Picturesque Village Location**
- **Versatile Accommodation**
- **Beautifully Maintained Gardens & Patio**
- **Garage with Scope to Convert (STPP)**
- **Lovely Canal Walks Close By**

DIRECTIONS

Proceed out of Oswestry along Maesbury Road Industrial Estate. On reaching the staggered crossroads proceed straight over sign posted Maesbury. Continue along this road into the village where the property will be viewed to the left 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.

DESCRIPTION

This most appealing detached family home offers versatile and deceptively spacious accommodation, whilst having additional scope to extend/convert the accommodation into the garage (subject to any necessary planning consents). The rooms all have a good feeling of being airy and naturally lit. On the ground floor, off the reception hall is a useful guest cloaks/WC. The dining room is particularly spacious and leads directly into the adjacent kitchen/breakfast room. The lounge has a feature fireplace and twin French doors leading out onto the rear patio and garden. On the first floor, the house was originally designed as four bedrooms, however, the present owner has converted the original fourth bedroom to an en-suite shower room adjacent to the principal bedroom. This could easily be converted back to a fourth bedroom, if required. The remaining bedrooms are then served by the main family bathroom. The accommodation is served by an oil fired central heating system and incorporates double glazed windows.

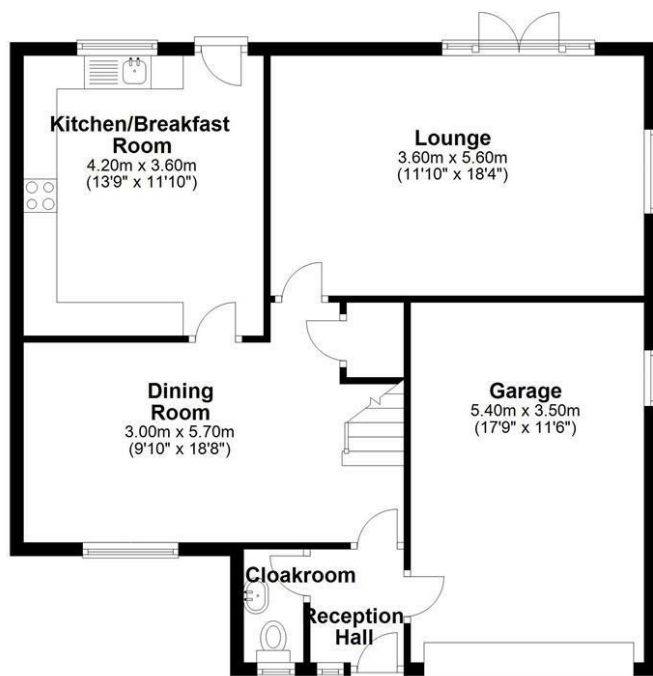
Outside, there is generous car parking for a number of vehicles to the front. Alongside the house there is ample space for adaption to additional car parking or construction of a garage (subject to any necessary planning consents). The main garden lies to the rear with a lovely aspect from the house, having been neatly maintained and designed for ease of management, whilst incorporating two patio areas to take advantage of the sun at different times of the day.

AN INSPECTION IS HIGHLY RECOMMENDED.



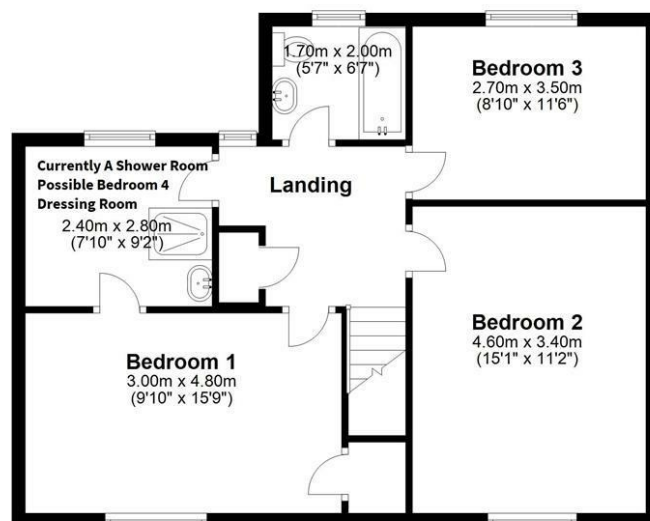
Ground Floor

Approx. 78.7 sq. metres (847.0 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 140.0 sq. metres (1506.8 sq. feet)

Silver Birches

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.



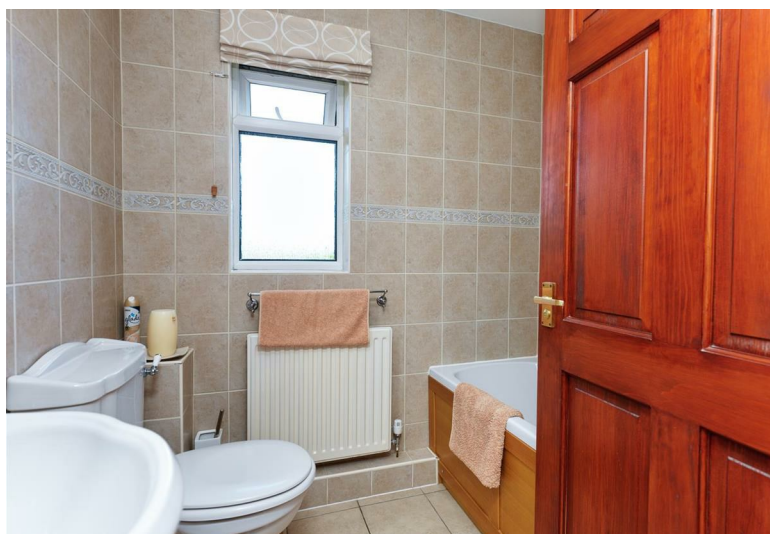
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



THE ACCOMMODATION

A part glazed door leads into:-

RECEPTION HALL

With window to front elevation, door to:-

CLOAKROOM

With uPVC double glazed window to front elevation. Suite comprising low flush WC, wash hand basin and radiator.

A glass panelled door from the Hall leads into:-

DINING ROOM

9'10" x 18'8" (3.00m x 5.70m)

With stairs to first floor accommodation, uPVC double glazed window, radiator and built in storage cupboard.

LOUNGE

11'9" x 18'4" (3.60m x 5.60m)

With dual aspect uPVC double glazed windows, feature fireplace, TV point, uPVC double glazed patio doors to rear garden.

KITCHEN BREAKFAST ROOM

13'9" x 11'9" (4.20m x 3.60m)

With a range of fitted wall and floor units, worksurfaces, integrated oven, electric hob, cooker hood over, space for appliances, stainless steel sink with mixer tap, radiator, uPVC double glazed window and exterior door to rear garden.

FIRST FLOOR LANDING

With access to:-

BEDROOM 1

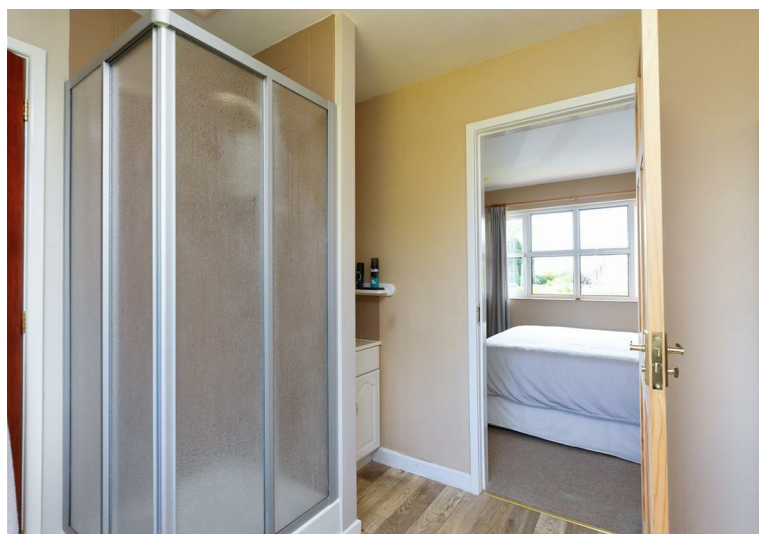
9'10" x 15'8" (3.00m x 4.80m)

With uPVC double glazed window and radiator.

BEDROOM 2

15'1" x 11'1" (4.60m x 3.40m)

With uPVC double glazed window and radiator.



BEDROOM 3

8'10" x 11'5" (2.70m x 3.50m)

With uPVC double glazed window and radiator.

SHOWER ROOM (POTENTIAL BEDROOM 4/DRESSING ROOM)

7'10" x 9'2" (2.40m x 2.80m)

With uPVC double glazed window, vanity wash hand basin and shower unit.

BATHROOM

5'6" x 6'6" (1.70m x 2.00m)

With uPVC double glazed window. Suite comprising: bath with shower over, low flush WC, pedestal wash hand basin.

OUTSIDE

To the front of the property a driveway provides ample off-road parking provision with access to:-

GARAGE

17'8" x 11'5" max internal measurement (5.40m x 3.50m max internal measurement)

With up and over door, power and sink.

GARDENS

The gardens are a particular feature of the property comprising a beautifully landscaped garden with lawn, well stocked flower beds and established bushes together with two paved patio areas to take advantage of the sun at different times of the day. Both provide ideal outdoor entertainment areas.

TENURE

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

**LOCAL COUNCIL AND COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, Shropshire, SY2 6ND
Council Tax Band: 'D'

VIEWINGS

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

FOR SALE

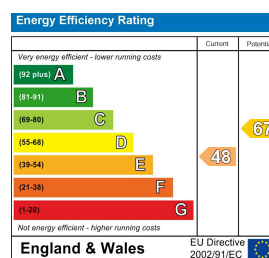
Silver Birches Maesbury Marsh, Oswestry, SY10 8JB



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.