

**FOR SALE**

Offers In The Region Of £425,000

Silver Birches, Maesbury Marsh, Oswestry, SY10 8JB

This spacious detached family home is situated in the most pleasant village location of Maesbury. The accommodation is warmed by oil fired central heating and briefly comprises: Reception Hall, Cloakroom, Dining Room, Lounge, Kitchen Breakfast Room, First Floor Landing, Three Bedrooms, Shower Room (Potential Bedroom Four/Dressing Room), Bathroom, Driveway providing ample off-road parking, Garage and Gardens. Viewing Fully Recommended.





- **Detached House**
- **Village Location**
- **Two Reception Rooms**
- **Four Bedrooms**
- **Shower Room (Potential Bedroom Four/Dressing Room) and Bathroom**
- **Mature Gardens**
- **Driveway and Garage**

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.

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.

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 ONE

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

With UPVC double glazed window and radiator.

BEDROOM TWO

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

With UPVC double glazed window and radiator.

BEDROOM THREE

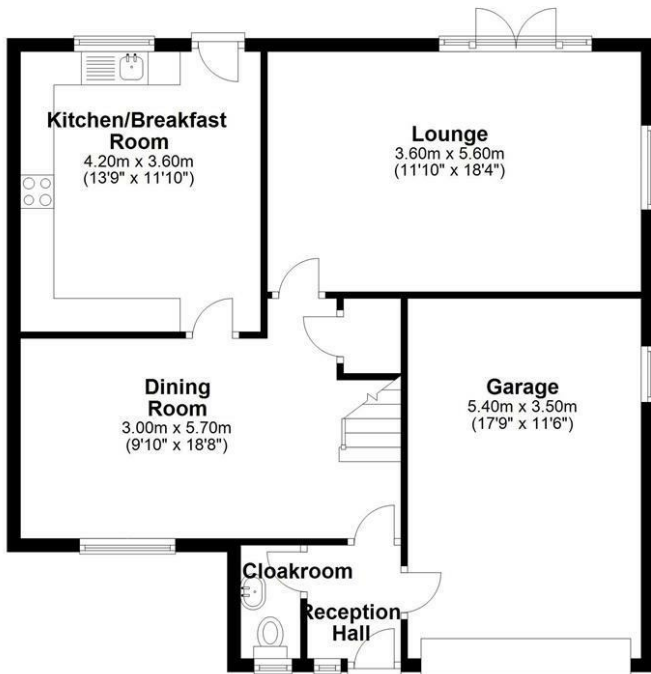
8'10" x 11'5" (2.70m x 3.50m)

With UPVC double glazed window and radiator.



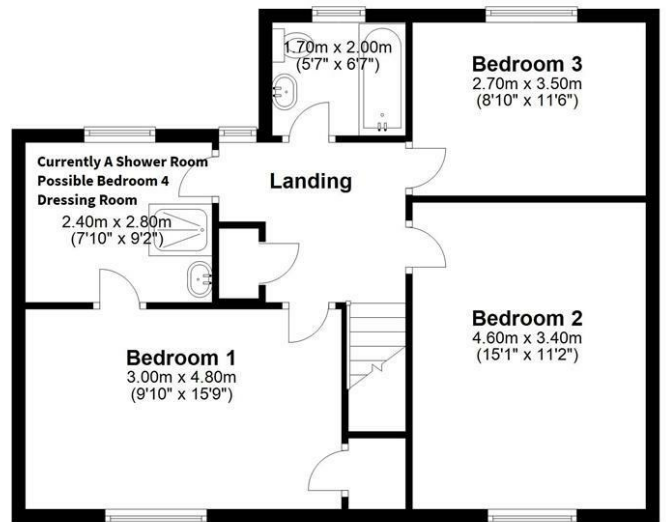
Ground Floor

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.



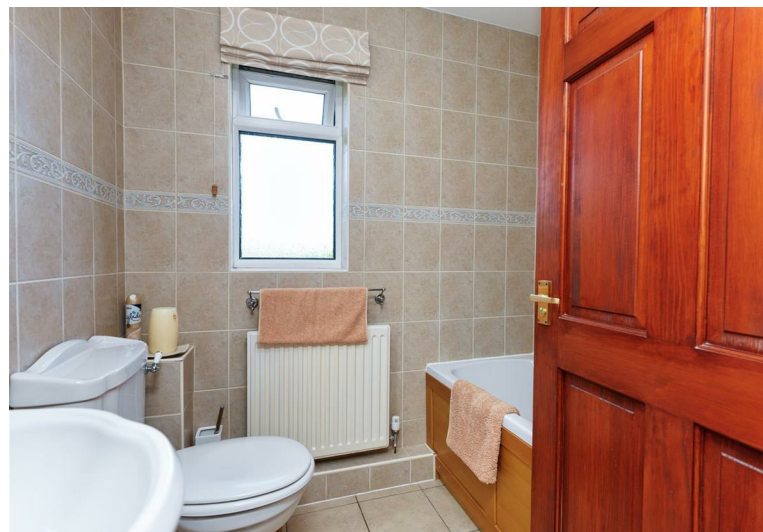
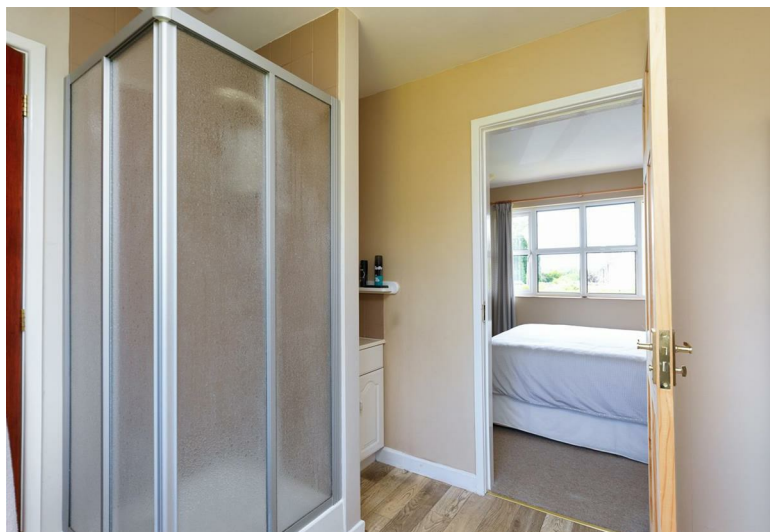
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



SHOWER ROOM (POTENTIAL BEDROOM FOUR/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

A most neatly landscaped mature garden with lawn, paved patio area and pathway, shrub beds and garden shed.

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'

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.



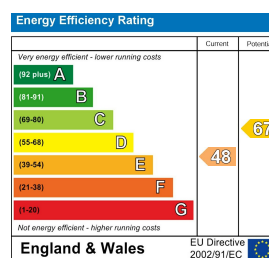
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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