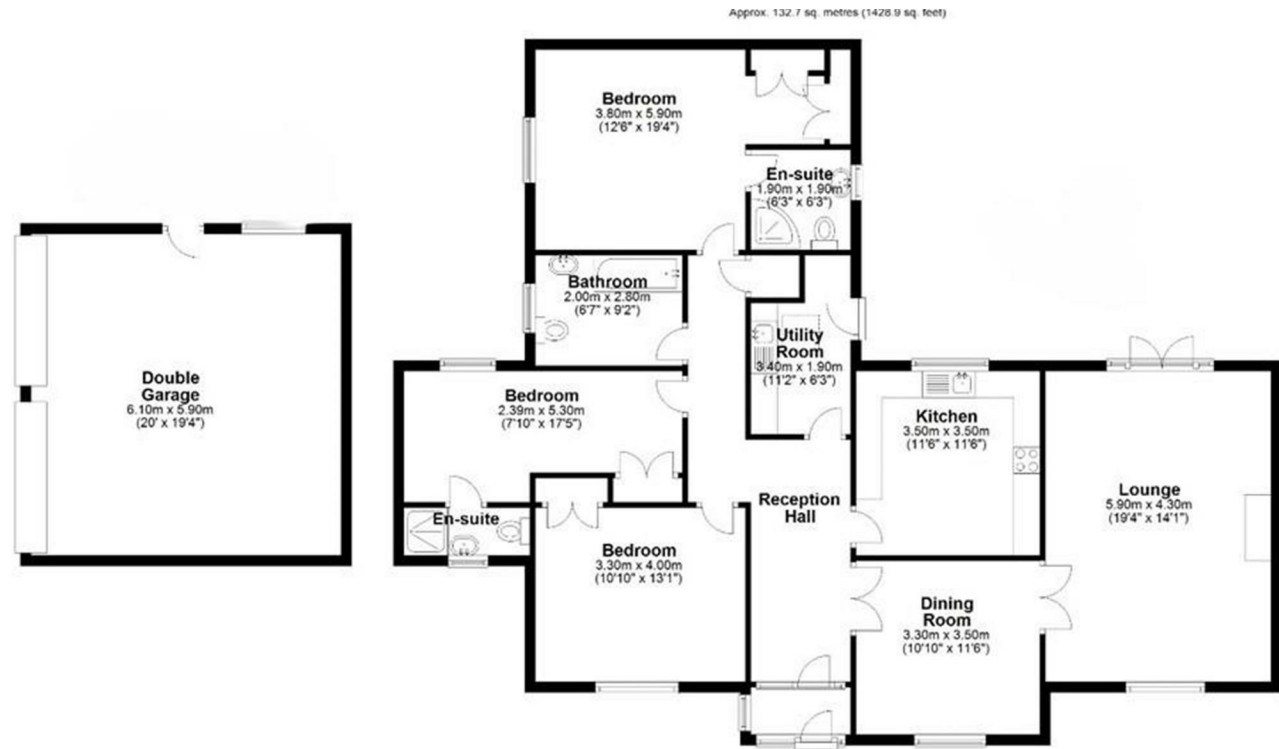


FOR SALE



6 Edwards Close Briggs Lane, Pant, Oswestry, SY10 8PS



Total area: approx. 168.7 sq. metres (1816.3 sq. feet)



FOR SALE

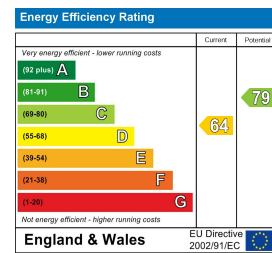
Offers in the region of £399,500

6 Edwards Close Briggs Lane, Pant, Oswestry, SY10 8PS

**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 most appealing and well proportioned Detached Bungalow with attractive landscaped gardens and double garage, positioned in a sought after cul-de-sac within the village, which offers a selection of amenities.



01691 670 320

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



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Attractive Detached Bungalow
- Spacious Accommodation
- Versatile Layout
- Abundantly Stocked Gardens
- Double Garage
- Desirable Location

#### DESCRIPTION

This lovely bungalow offers a great opportunity to acquire a property in such a popular locality. Attractively designed the property provides a most spacious and comfortable living environment with two separate, though interconnecting reception rooms. The lounge itself offers a feature fireplace with gas (LPG) stove and French doors out onto the sun terrace. The kitchen is equipped with generous cupboard space and a selection of appliances together with space for a small breakfast table. There is a separate utility room which leads directly to the rear garden terrace. The principal bedroom enjoys a dressing area with fitted wardrobes and an en-suite shower room. There are two remaining bedrooms, one of which is served by an en-suite shower room, whilst there is also the main bathroom.

Outside purchasers will be pleased to note the provision of a double garage having electric entrance doors. The gardens have been abundantly stocked and attractively landscaped, though some seasonal maintenance would be desirable. Immediately to the rear of the lounge is a generous size terrace, which offers lovely partial views over village rooftops to hill land in the distance.

#### ENCLOSED PORCH

With wrap around uPVC double glazed windows, further door through to:

#### RECEPTION HALL

With wood effect laminate flooring. The Reception Hall then extends into:

#### INNER HALL

With access to loft space. Built-in airing cupboard containing modern hot water cylinder.

#### LOUNGE

With coved ceiling, feature exposed brick fireplace incorporating oak beam with raised quarry tiled hearth and Efel coal effect oil fired stove. Front window aspect, rear twin French doors with matching side windows leading out onto the sun terrace, which provides a lovely semi-rural view over the village and fields in the distance. Twin internal doors opening through to:

#### DINING ROOM

With wood effect laminate flooring, further twin doors through to the Reception Hall.

#### BREAKFAST KITCHEN

With ceramic tiled floor. Extensive work surfaces with built-in sink unit. An attractive range of wood effect face base and eye level units including drawer units. Integrated bottle/spice racks, built-in ELECTRIC INDUCTION HOB UNIT with EXTRACTOR HOOD OVER. Over unit lighting, built-in ELECTRIC DOUBLE OVEN, INTEGRATED MICROWAVE OVEN, INTEGRATED REFRIDGERATOR. Window aspect out onto the rear sun terrace and garden.

#### UTILITY ROOM

With ceramic tiled floor. Wood trimmed work top with Belfast sink and chrome mixer tap, space and plumbing for washing machine and deep freeze. A selection of pine faced storage units, recess housing Worcester oil fired central heating boiler with fitted shelving over. Rear external entrance door.

#### BEDROOM 1

With dressing area having L shaped range of built-in wardrobes.

#### EN-SUITE SHOWER ROOM

With tile effect vinyl floor covering. Corner tiled shower cubicle with direct feed shower unit, close coupled WC with concealed cistern, wall hung vanity unit with wash hand basin, half tiled walls. Various wall fittings together with wall mounted light/shaver unit, chrome ladder radiator.

#### BEDROOM 2

With built-in double wardrobe and front window aspect.

#### BEDROOM 3

With built-in wardrobe.

#### EN-SUITE SHOWER ROOM

With tiled shower cubicle having wall mounted electric Triton shower unit with concertina splash door, pedestal wash hand basin, close coupled WC.

#### FAMILY BATHROOM

With tiled floor covering. Fitted bathroom suite comprising panelled bath with shower over and fitted splash screen, pedestal wash hand basin and close coupled WC.

#### OUTSIDE

The property is approached off a private shared tarmac driveway which leads to the property with tarmac front car parking apron.

#### DETACHED DOUBLE GARAGE

With ONE ELECTRIC AUTOMATIC ROLLER SHUTTER entrance door, fitted worktop with a selection of base and eye level cupboards, power and lighting.

#### THE GARDENS

There is an area which has been flagged between the garage side door and front porch, together with a lovely climbing Hydrangea, a selection of additional shrubs and a timber planter. A side pedestrian access door leads to an enclosed area which links to the rear garden and comprises of gravelled pathways dividing boxed flower beds, Apple and Bay Tree trees and soft fruit canes. Aluminium framed GREENHOUSE, raised growing bed.

The rear garden forms the main area and provides extensive low brick wall and enclosed PAVED SUN TERRACE with pathways extending around the bungalow and being adjacent to a shaped lawn and border areas incorporating a whole host of features and abundantly stocked with herbaceous plants, flowering shrubs, trellis and a variety of specimen trees and a half moon shaped gravelled seating area. From the lawn steps lead down to a gravelled path with low ornamental stone walling and an old pond. Timber seating arch. Oil storage tank set behind a trellis screen. External cold water tap.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Fitted carpets as laid, light fittings, curtains and curtain poles 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. Oil fired central heating system. None of these have been tested.

#### TENURE

Freehold. Purchasers must confirm with their solicitors.

#### COUNCIL TAX

The property is in Council Tax Band E - Shropshire Council.

#### VIEWINGS

Strictly by appointment through Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.