

FOR SALE



The Coach House Ardmillan Lane, Oswestry, Shropshire, SY11 2JX



Total area: approx. 80.4 sq. metres (865.2 sq. feet)



FOR SALE

Offers in the region of £260,000

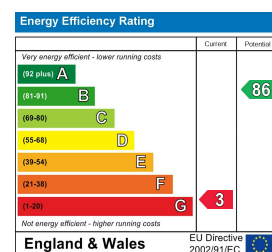
The Coach House Ardmillan Lane, Oswestry, Shropshire, SY11 2JX

A delightful and most appealing former Detached Coach House offering versatile accommodation with some scope for modernisation together with carport, ample parking and attractive gardens, whilst set slightly tucked away with easy access to town amenities.

**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



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Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)

All distances approximate



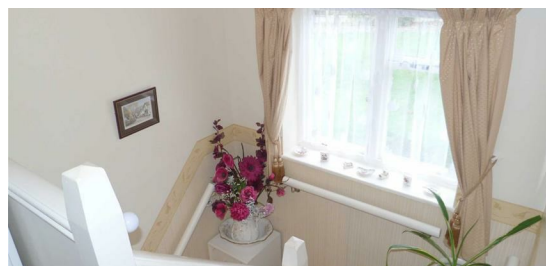
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Former Coach House
- Versatile Accommodation
- Scope to Modernise/Extend (STPP)
- Attractive Gardens
- Parking and Carport
- Easy Access to Town Centre

#### DESCRIPTION

The property offers a truly individual period home, a former coach house, providing versatile accommodation, which would allow for an option for 1/2 reception rooms and 2/3 bedrooms. The accommodation itself is well proportioned with some scope for modernisation and possibly extending, subject to further investigation and any necessary planning consents. The ground floor provides a central reception hall with good size lounge, separate kitchen and a modern wet/shower room adjacent to the current ground floor bedroom, which could serve as a dining room, if required. On the first floor there are a further two good size bedrooms and the accommodation is served by a gas fired central heating system.

Outside there is ample parking to the front, together with a carport and stores to the side. The gardens are a lovely sight during the flowering months with ample beds and a good size lawn.

#### COVERED ENTRANCE PORCH

With external coach light with hardwood and glazed door leading into:-

#### RECEPTION HALL

With stairs leading to the First Floor Landing, useful understairs storage cupboard. window to the front elevation.

#### LOUNGE

17'7" x 15'3" max

With bay window and two windows to the front elevation, coving to the ceiling, stone fireplace with tiled hearth and timber mantle.

#### KITCHEN

8'10" x 8'10"

A range of fitted base and wall units with wood effect worktops over. Tiled splashbacks, space for fridge/freezer, larder style cupboard offering useful storage space, ceramic sink unit, door leading out to the rear garden area, window to the rear elevation.

#### BEDROOM/DINING ROOM

11'2" x 11'2"

With window to the front elevation.

#### WET ROOM

With slip resistant flooring, tiled shower area, curtain and rail, Mira electric shower, low level flush WC, pedestal wash hand basin. Heated towel rail, airing cupboard with gas fired central heating boiler, wall cabinet.

#### FIRST FLOOR LANDING

With window to the rear elevation.

#### BEDROOM 1

15'2" x 9'2"

With window to the front elevation, two fitted wardrobes.

#### BEDROOM 2

9'0" x 8'5"

With window to the rear elevation.

#### OUTSIDE

Approached off a private shared access leading to a tarmacadam and brick pavier driveway and parking area.

#### REAR CARPORT

Built of metal timber with sheeted roof. TWO TIMBER STORES.

#### OUTSIDE UTILITY

With space and plumbing for washing machine, power points and lighting.

#### SIDE GARDEN

The side of the property enjoys enclosed gardens with herbaceous borders planted with various plants, shrubs and bushes.

#### REAR GARDEN

The rear of the property is enclosed by a larch lapped fence and mature hedging with brick wall at side for privacy. The rear garden is raised and laid to lawn for ease of maintenance planted with various plants, shrubs and bushes.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Fitted carpets, light fittings and curtains are included in the sale. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected to the property. Gas central heating is installed. None of these have been tested.

#### TENURE

We understand from the vendor(s) that the property is Freehold. Purchasers should confirm via their solicitor.

#### COUNCIL TAX

The property is currently banded in Council Tax Band C - Shropshire Council.

#### VIEWING

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