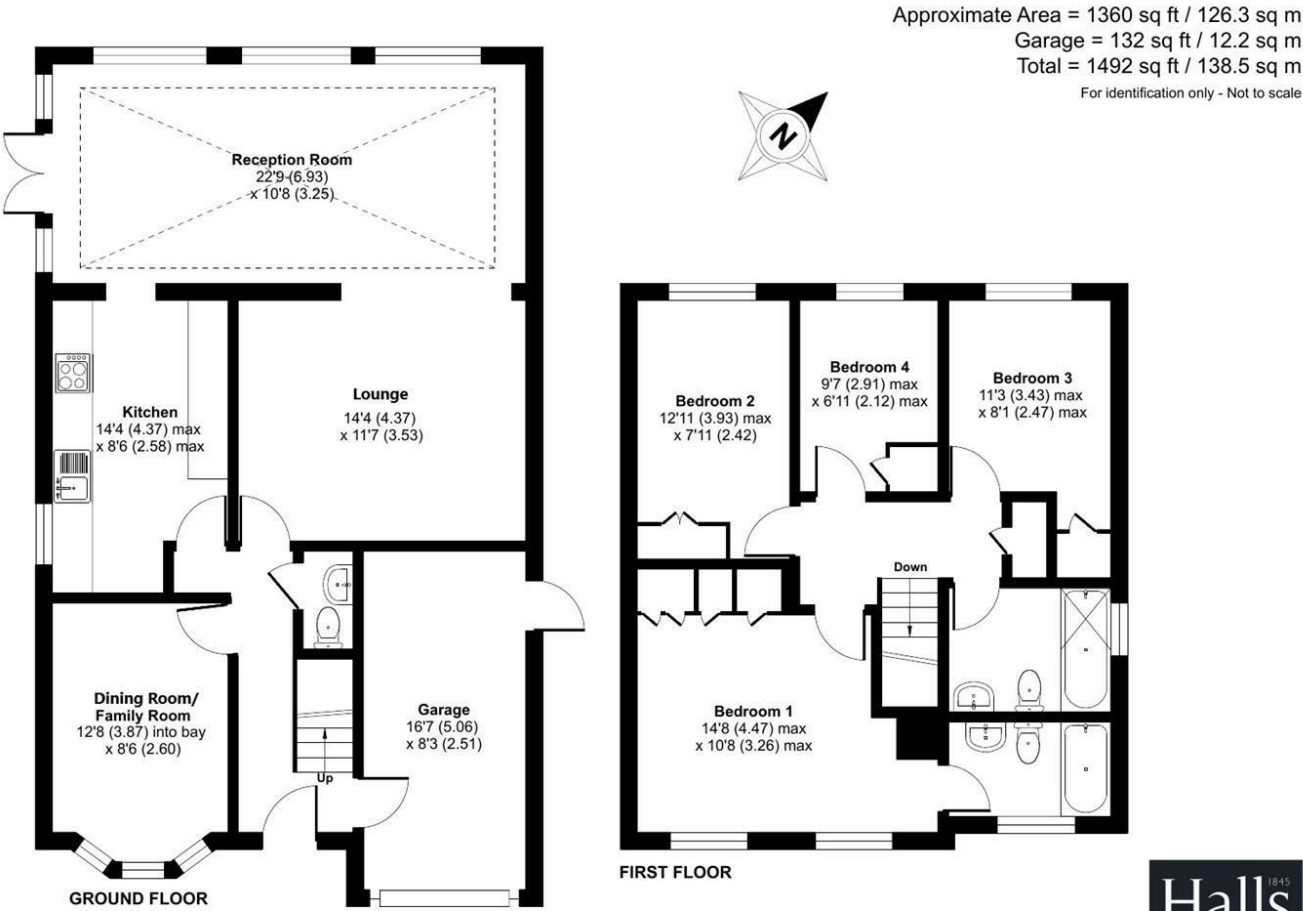


FOR SALE

8 St. Marys Close, Knockin, Oswestry, SY10 8GY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1304134



FOR SALE

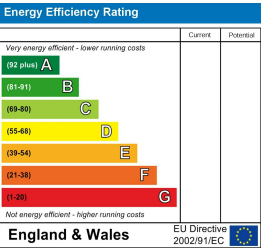
Offers in the region of £382,500

8 St. Marys Close, Knockin, Oswestry, SY10 8GY

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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01691 670 320


null Reception
Room/s


null Bedroom/s


null Bath/Shower
Room/s



- Four well-proportioned bedrooms
- Bright and versatile living space
- Stylish kitchen and separate dining room
- Private garden with patio, lawn, and mature borders
- Driveway parking and integral garage
- Sought-after village location

DESCRIPTION
Halls are delighted with instructions to offer 8 St. Marys Close in Knockin.

This is an attractive and well-presented detached home offering a flexible layout ideally suited to modern family life. The property has been thoughtfully maintained and features bright, spacious interiors alongside a charming garden and practical parking.

SITUATION
Knockin offers a number of basic amenities including a shop, village hall, public house, church and medical centre. Commuters will find that the village is well placed for access to the thriving market town of Oswestry to the north with road links through to Chester or alternatively south to the county town of Shrewsbury which provides further links through to Telford.

W3W
///confronts.butterfly.combos

SCHOOLING
Local primary education is available in nearby villages such as Kinnerley and Llanymynech, with additional options in West Felton and Morda.

For secondary education, the popular Marches School in Oswestry is within easy reach, along with a selection of independent schools including Oswestry School, Moreton Hall, and Ellesmere College, all offering excellent academic and extracurricular opportunities.

DIRECTIONS
Taking the B4396, proceed to the centre of Knockin. Proceed through the village, turning left opposite the Bradford Arms and then take the second turning left into St. Marys Close, where the property will be viewed marked by our for sale board.

THE PROPERTY
Comprising a welcoming hallway, well-fitted kitchen, separate dining room, and a generous living area with bi-fold doors opening into a superb orangery – a standout feature that brings in an abundance of natural light into the property.

Upstairs, the property benefits from four bedrooms including a master bedroom with en suite, along with a modern family bathroom. The loft is fully insulated and the walls have been cavity filled.

OUTSIDE
Outside, the property features a paved patio and a neatly kept lawn edged with mature shrubs, creating a pleasant outdoor space. Three garden sheds offer valuable additional storage. A private driveway provides off-road parking and leads to a single garage, adding everyday convenience.

THE ACCOMMODATION COMPRISES:
Ground floor - Kitchen, Dining Room, Family Room, Reception Room, WC, Garage
First floor - Bedroom 1 with en-suite, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom

GENERAL REMARKS

SERVICES
Mains water, electricity, and drainage are understood to be connected. LPG from underground tank. None of these services have been tested.

TENURE
The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

COUNCIL TAX
The property is currently banded in Council Tax Band D.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.