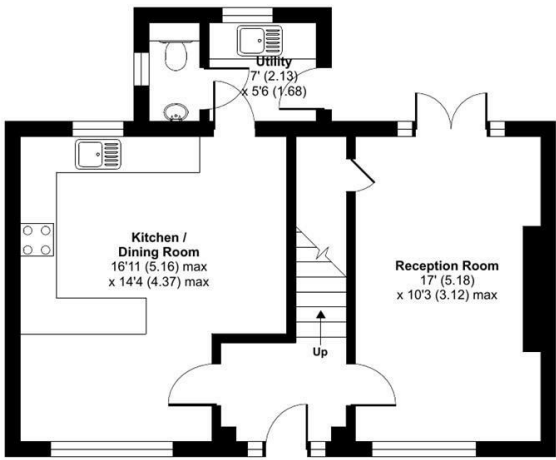


FOR SALE

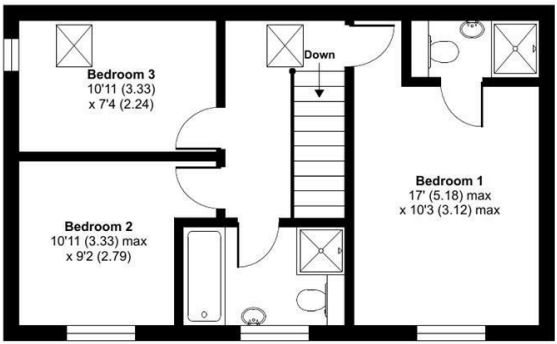
Silver Cottage Dovaston, Kinnerley, SY10 8DP



Approximate Area = 1045 sq ft / 97 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1326013



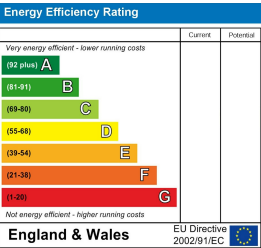
FOR SALE

Offers in the region of £385,000

Silver Cottage Dovaston, Kinnerley, SY10 8DP

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 670320

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- New-build detached home
- High-spec finishes throughout
- Contemporary shaker-style kitchen with breakfast bar
- Three well-proportioned bedrooms
- Enclosed lawned garden with paved patio
- EV charging point

DESCRIPTION

Halls are delighted to offer for sale this superbly finished, brand-new detached home in the sought-after village of Dovaston, Kinnerley. Designed with both style and practicality in mind, this elegant three-bedroom property combines high-quality finishes with effortless, practical living. The heart of the home is a beautifully appointed Shaker-style kitchen with oak-effect worktops, integrated appliances, and a sociable breakfast bar—flowing seamlessly into a dual-aspect living room with French doors to the garden and a charming brick fireplace housing a wood-burning stove. A separate utility and guest cloakroom provide useful everyday convenience.

Comfort is assured all year round with underfloor heating throughout the ground floor and in both upstairs bathrooms. Upstairs, three well-proportioned bedrooms are served by a sleek family bathroom with walk-in shower and bath, while the principal bedroom enjoys a bright en-suite with Velux window.

Outside, the south-facing Indian stone terrace and fully enclosed lawn extend your living space for alfresco dining and safe play, and the pebbled driveway provides secure off-road parking—complete with an electric vehicle charging point for added convenience.

DIRECTIONS

Turn right out of Oswestry Town Centre onto Salop Road. After approximately half a mile, turn right onto Maesbury Road and follow this road for around 0.8 miles. At the junction with the A483, turn right, then immediately left to rejoin Maesbury Road. Continue for 2.6 miles before turning right, then follow this road for 1.5 miles. Turn right onto Kinnerley Road and continue for about a mile, before turning left onto Mountside, where the property can be found.

W3W

///scrambles.nuance.disbelief

SITUATION

The property is situated in the popular village of Kinnerley which is located approximately 6.8 miles away from Oswestry and 13 miles from Shrewsbury. The village itself benefits from a primary school, church, village hall, park, shop, pub and offers commuters easy access onto the A5 leading south to Shrewsbury, Telford and the Midlands beyond or north to Wrexham, Chester, Liverpool, Manchester and the north. A comprehensive range of shopping and leisure amenities can be found in Oswestry and the towns/cities mentioned above.

SCHOOLING

Just a short walk away, Kinnerley Church of England Primary School offers a friendly and nurturing environment for younger children. For secondary education, both The Corbet School in Baschurch and The Marches School in Oswestry are within easy reach. For independent schools, there is Moreton Hall, Oswestry School, and Ellesmere College nearby.

SERVICES

The property is understood to be connected to mains electricity and water, with private drainage and an air source heat pump providing central heating. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Shropshire County Council.

COUNCIL TAX

TBC.

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.

