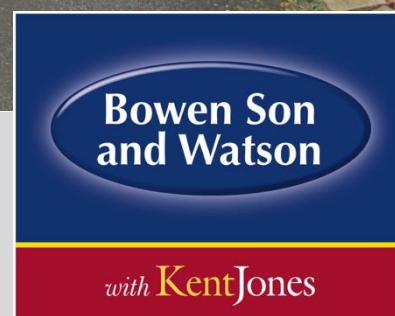




**Stoneleigh, Rockwell Lane, Pant,
Oswestry, Shropshire, SY10 9QR
Offers in the Region Of £250,000**



A well presented three bedroom semi-detached property situated in a quiet semi-rural location in the village of Pant. The property includes a large plot with extensive gardens and views onto a field at the rear. Internally the living accommodation includes a large living room (currently used as a dining room) which links on to the dining room (currently used as a sitting room) and on to the well appointed kitchen. On the first floor are three large bedrooms (two doubles and one single) and a modern shower room. Early inspection is highly recommended.



Stoneleigh, Rockwell Lane, Pant, Oswestry, Shropshire, SY10 9QR

- Well presented 3 bed semi detached property.
- Quiet village location with rural views.
- Large plot with ample off road parking.
- Gardens to front and rear.
- uPVC double glazing & oil fired C/H.
- EPC Rating - Band 'E' (41).

General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer Stoneleigh on Rockwell Lane in Pant for sale by private treaty. Set within a large plot the property offers easy access onto the surrounding road network yet retains a rural feel.

There is uPVC double glazing throughout and an oil fired central heating system. Ample off road parking provision is provided by the driveway and a covered car port at the side of the property.

Location

The property is situated in a quiet location in the popular village of Pant within easy walking distance of open countryside and the Montgomery Canal. The village itself has a range of local amenities including Primary

Schools, public house, shop/post office, golf course and equestrian facilities whilst the surrounding area is noted for its natural beauty.

The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Whilst train stations at Gobowen and Oswestry provide regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A part glazed door at the front of the property leads into:

Entrance Porch

Tiled flooring, 'Worcester' oil fired boiler and part glazed uPVC door into:

Hallway

Radiator, stairs to first floor landing and doors off to:

Kitchen

11' 9" x 9' 8" (3.59m x 2.94m) max

Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Fitted breakfast bar, space and plumbing for fridge, washing machine and electric cooker. Pantry with space for freezer and tumble drier. Tiled flooring, part tiled walls and part glazed uPVC door to outside. Internal door to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room

11' 11" x 9' 11" (3.62m x 3.02m)

Currently in use as a sitting room with radiator and glazed door into:

Living Room

13' 8" x 11' 9" (4.16m x 3.58m)

Currently in use as a dining room with radiator, electric coal effect fire, we have been informed that the fireplace is open behind, and TV point.

Stairs to first floor landing

With access to a boarded loft space via a ladder, airing cupboard with hot water cylinder and doors off to:

Bedroom One

13' 6" x 9' 11" (4.11m x 3.01m)

Radiator. Built in wardrobe.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.03m)

Radiator.

Bedroom Three

9' 9" x 8' 6" (2.96m x 2.58m) max

Radiator and built in storage cupboard.

Shower Room

7' 4" x 9' 3" (2.23m x 2.81m)

Suite comprising of shower cubicle with electric shower, wash hand basin with vanity unit below and low level flush W.C. Heated towel rail, extractor fan, tiled walls and laminate flooring.

Outside

Externally there is ample off-road parking to the front of the property with a carport to the side. The large gardens include a front lawn with shrubs and hedge borders.



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To the rear of the property is a further garden with lawns, patio area and views over the fields to the rear.

EPC Rating

EPC Rating - Band 'E' (41).

Council Tax Band

Council Tax Band - 'B'.

Local Authority

Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury. Tel: 0345 6789000.

Directions

From Oswestry take the A483 towards Welshpool, continue into the village of Pant before turning right just before the Cross Guns public house onto Briggs Lane. Take the left turn onto Rockwell Lane and the property will be found on the left hand side.

