

BOWEN

PROPERTY SINCE 1862



Asking Price - £585,000

5 Bedrooms 2 Bathrooms

4 Glebe Meadows, Whittington, Oswestry,
Shropshire, SY11 4AG

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General Remarks

A much improved and immaculately presented five bedroom detached family property, situated in this most private cul-de-sac location within the sought after village of Whittington. The living accommodation is warmed by gas fired central heating with partial underfloor heating and is set out over three floors, with the loft having been converted by the current owners into two additional bedrooms. At the rear of the property, another excellent addition is the large Dining/Family Room which links well with both the gardens and remaining accommodation. The gardens themselves are large and retain their privacy at the rear, while at the front there is a detached double garage adjoining the gardens with ample parking provision. Early inspection is highly recommended by the sole selling agent.

Location: The property is located in an exclusive cul-de-sac within the picturesque and sought after village of Whittington, approximately 2 miles from Oswestry. The village itself benefits from a host of amenities including local shop/post office, public



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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.

houses, takeaway outlets, excellent primary school and castle. The village also benefits from easy access onto the A5/A483 leading to the larger towns of Shrewsbury, Wrexham, Chester and the motorway network beyond. Nearby train stations at Gobowen and Chirk provide links to Birmingham and Manchester.

Accommodation

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

Hall: 12' 2" x 10' 0" (3.72m x 3.04m) With wood flooring, vertical radiator, understairs cupboard, staircase to first floor landing and doors off to:

Living Room: 19' 9" x 11' 9" (6.01m x 3.58m) Gas fireplace with quartz hearth, mantel and decorative tile surround. Wood flooring, two radiators, TV point and glazed doors to:

Dining/Family Room: 20' 10" x 11' 6" (6.35m x 3.5m) Tiled floor with underfloor heating, air conditioning, glazed doors to gardens and internal doors to:

Kitchen: 21' 3" x 11' 3" (6.47m x 3.43m) Comprising a range of fitted base and eye level wall units with granite worktops and inset 1.5 bowl sink unit. Range cooker with gas hob and extractor hood over. American style fridge freezer, integrated dishwasher, central island with integrated fridge, tiled floor with underfloor heating, bi-folding doors to rear and door to:

Utility: 9' 0" x 4' 10" (2.75m x 1.48m) Fitted base and eye level wall units with granite worktops, space for washing machine and tumble dryer, Worcester

gas fired boiler, tiled floor, wall shelves, heated towel rail and door to gardens.

TV Room: 15' 9" x 14' 11" (4.8m x 4.54m) max Wood effect tile floor with underfloor heating and glazed doors to the side.

Study: 9' 4" x 8' 9" (2.84m x 2.66m) Wood flooring, radiator and glazed doors to dining/family room.

Cloakroom: 10' 5" x 5' 4" (3.18m x 1.62m) Concealed flush WC and inset wash hand basin, fitted storage/vanity units, tiled floor and heated towel rail.

Stairs to first floor landing: With doors off to:

Master Bedroom: 13' 3" x 12' 7" (4.04m x 3.84) Max Radiator and doors off to:

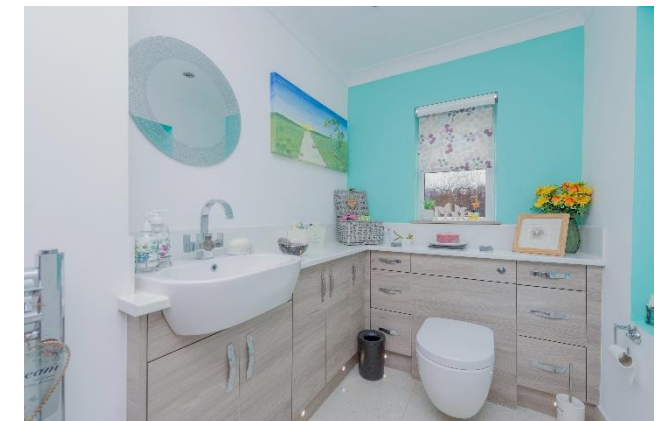
En Suite: 6' 10" x 6' 1" (2.09m x 1.86m) Suite comprising shower cubicle, inset wash hand basin and concealed flush WC. Fitted storage/vanity cupboards, heated towel rail, tiled floor and walls.

Dressing Room: 9' 0" x 4' 4" (2.74m x 1.33m)

Bedroom 2: 10' 2" x 8' 10" (3.11m x 2.69m) With built in wardrobes and radiator.

Bedroom 3: 11' 10" x 8' 7" (3.61m x 2.61m) max With radiator.

Family Bathroom: 7' 5" x 6' 8" (2.25m x 2.04m) Suite comprising 'P' shaped bath with shower over, inset wash hand basin and concealed flush WC. Fitted storage/vanity units, tiled floor, panelled walls and extractor fan.









Stairwell: Understairs cupboards and stairs to second floor landing with doors off to:

Bedroom 4: 13' 5" x 9' 7" (4.10m x 2.93m) Max - limited head room under eaves With radiator and door to:

WC: 9' 8" x 5' 5" (2.94m x 1.64m) Max - limited head room under eaves Low level flush WC and pedestal wash hand basin.

Bedroom 5: 11' 11" x 9' 7" (3.63m x 2.93m) Max - limited head room under eaves With radiator.

Double Garage: 17' 11" x 16' 8" (5.47m x 5.08m) Two electric up and over doors to front elevation, lighting and power facilities laid on and pedestrian door to side.

Gardens: At the front of the property there are enclosed lawns with floral borders, adjoined by a block paved driveway which leads to the garage. The rear garden can be accessed via the side of the property and has a large paved patio adjoining the property with extensive lawns

beyond, bordered by a host of mature shrubs, plants and trees. Also included is a decked seating area and a summer house.

EPC Rating 70|C:

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We understand the property is connected to mains electricity, gas, water and drainage supplies.

Council Tax Band: Council Tax Band - 'E'.

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

Directions: From the A5/A483 Oswestry by pass take the A495 signposted to Whittington/Ellesmere. Continue into the village of Whittington, turn left into Glebe Meadows at the Private Drive sign, just before the large red brick property. Follow the road ahead and around to the right where 4 Glebe Meadows will be found in front of you.

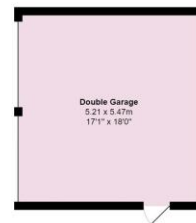
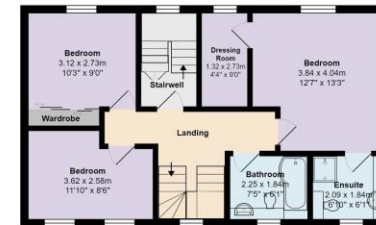
Agent's Note: Please note that Street View is not the most up to date version of the property.

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4, Glebe Meadows, Whittington, SY11 4AG



Total Area: 219.1 m² ... 2358 ft² (excluding double garage)
All measurements are approximate and for display purposes only

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