

BOWEN

PROPERTY SINCE 1862



Guide Price £350,000

4 Bedrooms 1 Bathroom

Dowhills, Croesau Bach, Oswestry,
Shropshire, SY10 9BQ

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General Remarks

A characterful four bedroom detached country property occupying a large garden plot extending to in excess of 1/3 acre and set in a picturesque rural location with views over the surrounding countryside. Offering spacious, flexible living accommodation which would benefit from a scheme of modernisation and improvement to create a unique family home. Having an attached single garage and useful outbuilding in the garden, the property also has the benefit of double glazed windows throughout and internally is warmed by oil fired central heating.

Location: The property is situated in the picturesque hamlet of Croesau Bach close to the thriving village of Trefonen which has an excellent Primary School, Church, Shop/Post Office and Public House. The market town of Oswestry is approximately 3 miles away and offers an excellent range of shops, amenities and a number of excellent state and private schools. Easy access onto the A5/A483 gives direct routes to the larger town of Shrewsbury, the cities of Wrexham and Chester and



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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.

the motorway network beyond. The nearby train station at Gobowen offers services to Birmingham and Manchester.

Accommodation

Part glazed door into:

Hall: 11' 7" x 6' 8" (3.53m x 2.04m) Radiator, stairs to first floor landing, understairs cupboard and doors off to:

Living Room: 24' 3" x 11' 10" (7.40m x 3.60m) Open fireplace with stone surround, radiator, TV point and doors off to:

Dining Room: 19' 8" x 8' 9" (6.00m x 2.66m) Radiator, telephone point and views over open countryside.

Kitchen/Breakfast Room: 17' 6" x 7' 9" (5.34m x 2.35m max.) Fitted base units and eye level wall shelves. Built-in pantry cupboard, radiator, space for cooker, fridge, washing machine and dishwasher. Quarry tiled flooring, central heating control and door to:

Rear Porch: 15' 3" x 5' 1" (4.65m x 1.54m) Quarry tiled floor and part glazed uPVC door to garden.

Bathroom: 7' 7" x 6' 0" (2.31m x 1.84m) Suite comprising panel bath, pedestal wash hand basin and low level flush WC. Built-in cupboard, part tiled walls and radiator.

Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 11' 11" x 9' 8" (3.62m x 2.95m) Radiator.

Bedroom 2: 12' 4" x 8' 6" (3.76m x 2.59m) Radiator, built-in cupboard and access to loft.

Bedroom 3: 8' 11" x 7' 6" (2.72m x 2.29m) Radiator and built-in airing cupboard with radiator and slatted shelves.

Bedroom 4/Study: 13' 3" x 7' 10" (4.04m x 2.39m) Radiator, built-in cupboard and glazed sliding door to raised terrace/flat roof overlooking the surrounding countryside.

Garage: 18' 10" x 9' 2" (5.75m x 2.80m) With up and over door to driveway, pedestrian door to rear and lighting and power laid on, Grant oil fired boiler. Attached coal store.

Outside: The rear garden is a particular feature of the property extending to just over 1/3 acre comprising a mixture of lawns with paved areas and inset mature shrubs and trees. There is a useful store/outbuilding together with an orchard. To the front of the property is a paved area and access to the attached garage.

Tenure: We are informed that the property is Freehold with vacant possession upon completion.

Council Tax: Council Tax Band 'E'

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

EPC Rating: EPC Rating 30 (F)









Directions: From Oswestry take the Trefonen Road out of the town past Oswestry School. Continue on this road for approximately 2 miles before turning right signposted Candy/Croesau-bach/ Llansilin. Continue up this lane for approximately 1 mile where the property will be located on the right hand side opposite the Hafod Lane junction.

What3Words: ///ounce.foiled.socket

Start your property journey with us today

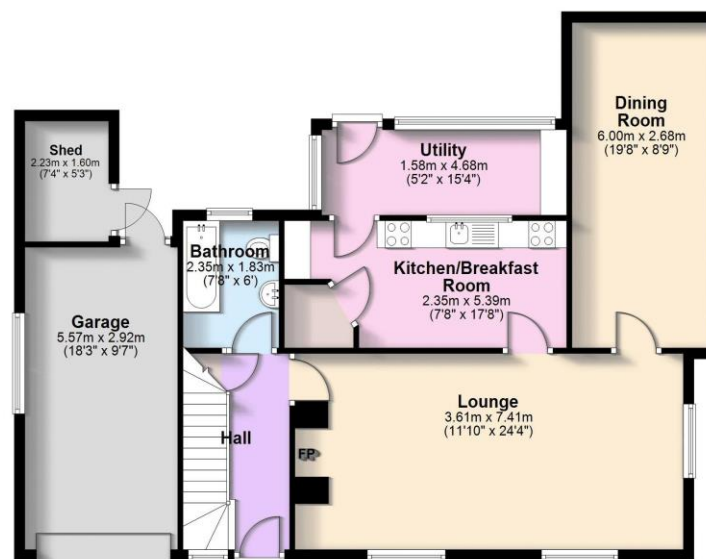
We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

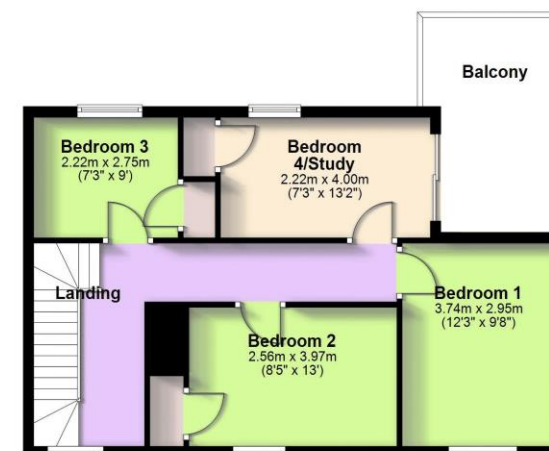
Ground Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 152.2 sq. metres (1638.5 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

