

BOWEN

PROPERTY SINCE 1862



Offers in the region of £295,000

10 Donnett Mews, Whittington, Oswestry,
Shropshire, SY11 4PY

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A much improved three bedroom barn conversion situated in a quiet yet central location within the sought after village of Whittington. The property retains characterful features yet offers light and bright living accommodation alongside low maintenance gardens and off road parking provision. The property is warmed by gas fired central heating and has double glazing throughout. The Kitchen and former Dining Room have been opened into one large space which links well with the adjoining Lounge. The three first floor bedrooms are all good sized, while the Bathroom has also been the subject of a scheme of improvements and now provides a spacious well appointed suite.

Location: The property is situated in this sought after development in the village of Whittington. This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church, and Public Houses. The nearby towns of Oswestry and Ellesmere provide a wider range of facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

Accommodation

A part glazed door leads into:

Hall: 10' 9" x 3' 10" (3.27m x 1.18m) Wood effect flooring, radiator, telephone point, stairs to first floor landing and doors off 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.

Cloakroom: 4' 11" x 3' 10" (1.50m x 1.16m) Low level flush w.c., pedestal wash hand basin, radiator and extractor fan.

Kitchen/Dining Room: 18' 6" x 7' 7" (5.63m x 2.32m) High specification range of fitted base/eye level wall units with worktops over and inset composite sink/drain. Integrated 'Zanussi' double oven and gas hob with extractor hood over. Integrated fridge, freezer and dishwasher. Wood effect flooring, part tiled walls, fitted breakfast bar, radiator, cupboard housing Baxi gas fired boiler and door to:

Living Room: 14' 2" x 12' 6" widening to 15' 11" (4.32m x 3.82m widening to 4.84m) Gas stove on stone hearth, wood effect flooring, understairs cupboard, radiator, TV point and glazed uPVC doors to gardens.

Stairs to first floor landing: With doors off to:

Bedroom 1: 12' 3" x 9' 6" (3.73m x 2.89m) Built in storage cupboard, exposed beams and radiator.

Bedroom 2: 12' 2" x 8' 10" (3.71m x 2.70m) max Exposed beams and radiator.





Bedroom 3: 9' 5" x 8' 6" (2.87m x 2.58m) Built in storage cupboard, exposed beams and radiator.

Bathroom: 12' 0" x 5' 9" (3.65m x 1.76m) max Suite comprising panel bath, separate shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Vinyl flooring, part tiled walls, Velux window, radiator, exposed beams and extractor fan.

Outside: At the front of the property is the courtyard area which includes one off road parking space for the property. Additional off road parking is found at the side of the development and at the rear are enclosed gardens. These have been hard landscaped for ease of maintenance and include an extensive paved patio with pedestrian access gate which provides access via a path to the additional parking.

EPC Rating: Awaiting EPC assessment.

Services: We are informed that the property has connections to mains gas, electricity, water and drainage supplies.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND. Tel: (0345 678 9000).

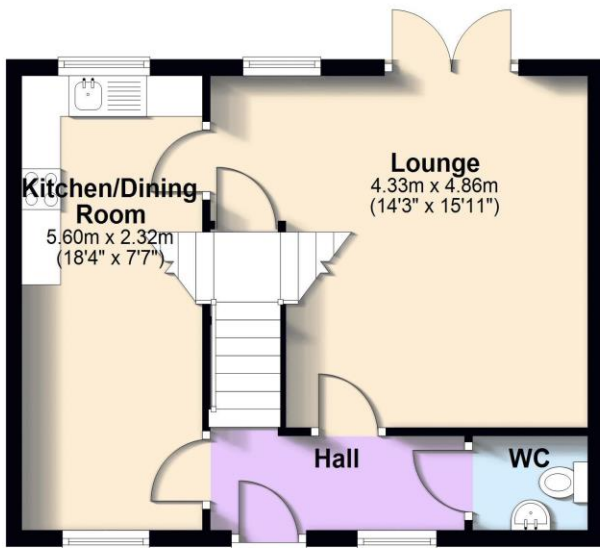
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From the A5 Oswestry by pass take the A495 signposted to Ellesmere. Continue into the village of Whittington and turn right at the T junction. Take the second left into Donnett Close and the property will be seen to the rear of the courtyard on the right hand side.



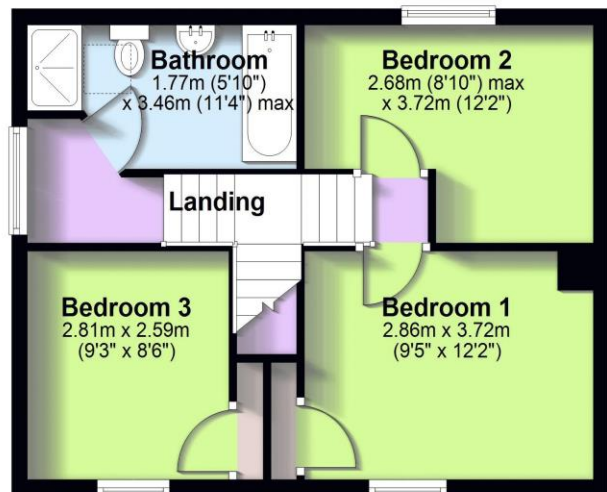
Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

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

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