



BOWEN

PROPERTY SINCE 1862

Guide Price £450,000

4 Bedrooms 1 Bathroom

Church House, Glyn Road, Selattyn,
Oswestry SY10 7DW

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General Remarks

A generously sized four bedroom detached country property which occupies a central location within the sought after village of Selattyn. The property retains a wealth of characterful features alongside providing well planned living accommodation throughout. There are gardens to both sides of the property alongside off road parking provision and an attached garage. The property is warmed by oil fired central heating and is double glazed. Internal inspection is essential in order to fully appreciate the space and charm which this property has to offer.

Location: The property is situated within the picturesque village of Selattyn which has a range of local amenities including a renowned Primary School, Church and Public House. The nearby market town of Oswestry (3 miles) offers a wider range of shops and amenities. The village is also well placed for easy access on to the A5/A483 which provides direct links to the larger towns of Shrewsbury and Wrexham and the city of Chester, as well as the motorway network beyond. The nearby train station at Gobowen also provides links



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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.

to Shrewsbury and Chester. The village is surrounded by picturesque countryside with Chirk Castle, the Ceiriog and Dee Valley's and the Berwyn Mountains being in close proximity.

Accommodation

A door at the front of the property leads into:

Porch: 8' 6" x 4' 0" (2.60m x 1.22m) Built in storage cupboard, quarry tile flooring and door to:

Hall: 11' 7" x 6' 4" (3.53m x 1.94m) Stairs to first floor landing, understairs storage cupboard, radiator and doors off to:

Study/Sitting Room: 14' 0" x 8' 11" (4.26m x 2.72m) Cast iron feature fireplace, radiator and telephone point.

Lounge: 14' 8" x 14' 2" (4.46m x 4.33m) Multi fuel burner set on stone hearth with stone surround. TV point, radiator, exposed beams and door to:

Dining Room: 16' 5" x 10' 7" widening to 14' 10" (5.00m x 3.22m widening to 4.51m) Parquet flooring, radiator and doors off to:

Kitchen: 18' 9" x 6' 5" (5.71m x 1.95m) Range of fitted base/eye level wall units with worktops over and inset two bowl Belfast sink. Range cooker with extractor hood over, space/plumbing for washing machine, dishwasher and fridge freezer. Radiator, parquet flooring, part tiled walls, exposed beams and door to:

Rear Hall: Parquet flooring, part glazed door to rear garden and internal door to:

Cloakroom: 4' 8" x 3' 8" (1.41m x 1.11m) Low level flush w.c., wash hand basin, fitted wall cupboard, part tiled walls and parquet flooring.

Stairs to split level landing: Continues to first floor landing and door to:

Bedroom 4: 15' 4" x 6' 6" (4.67m x 1.98m) max Built in storage cupboard, radiator and exposed beam.

First Floor Landing: Velux window, access to loft space and doors off to:

Bedroom 3: 12' 0" x 8' 10" (3.67m x 2.70m) Fitted wardrobes, radiator and access to loft space.

Inner Landing: Radiator, two Velux windows, exposed beams, large built in linen cupboard and doors off to:

Bedroom 1: 11' 10" x 11' 6" widening to 14' 2" (3.60m x 3.50m widening to 4.31m) Radiator and TV point.

Bedroom 2: 14' 8" x 8' 7" (4.47m x 2.62m) Exposed beams, radiator and two Velux windows.

Family Bathroom: 7' 8" x 7' 6" (2.33m x 2.28m) Suite comprising panel bath, separate shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, access to loft space, exposed beam and part tiled walls.

Attached Garage: 16' 6" x 8' 6" (5.04m x 2.60m) Light/power facilities laid on and double doors to driveway.









Boiler Room: 15' 2" x 6' 7" (4.63m x 2.01m) max - Limited Head Room Light/power facilities laid on and Worcester oil fired boiler.

Outside: The property is approached over a driveway with parking for two cars and additional off road parking available in front of the garage.

The gardens to the front of the property include a variety of shrubs, flowering beds and lawns. They also include seating areas which benefit from natural screening from the road yet offer the perfect position

to enjoy the village location. A gate at the side of the property provides access to the enclosed rear gardens which provide an additional decked sun terrace which retains its privacy with brick walls/fence borders. The Boiler Room is also accessed via a door from this enclosed rear garden.

EPC Rating: EPC Rating Band 'F' (38)

Council Tax Band: Council Tax Band - 'D'.

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

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

Services: We are informed that the property is connected to Mains Electricity, Water and Drainage. The property has oil fired central heating throughout.

Directions: From Oswestry take the B4579 to Selattyn. Continue into the village past the Public House and the property is the first on the right after the church.

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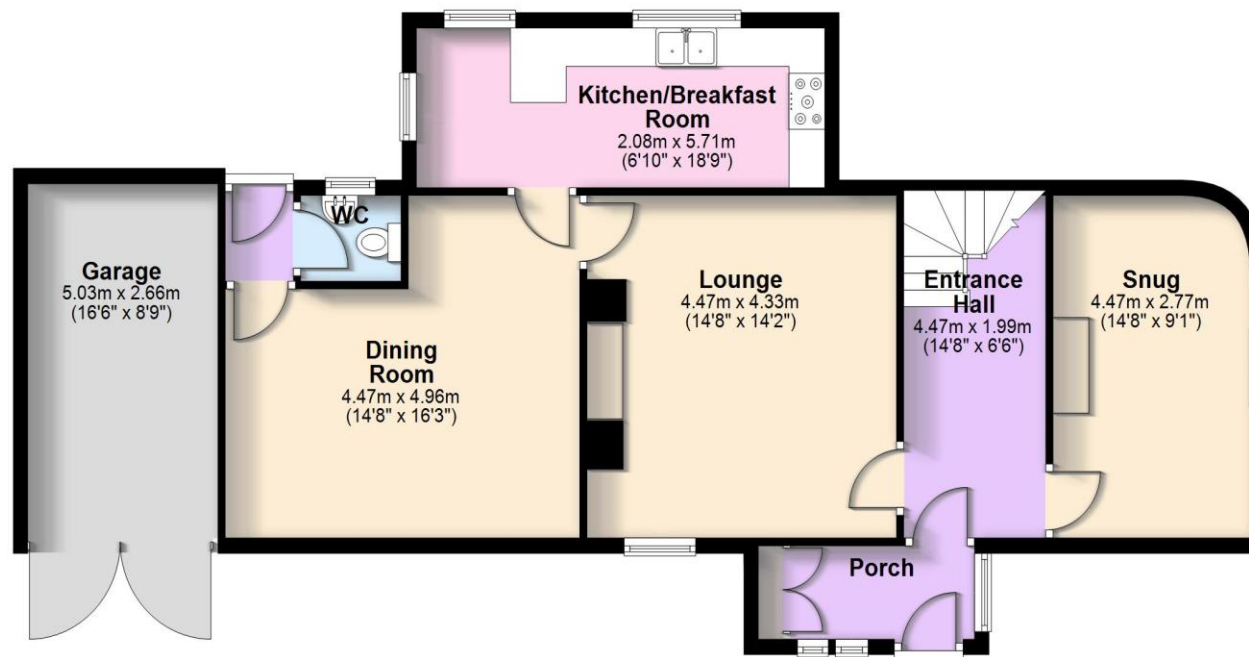
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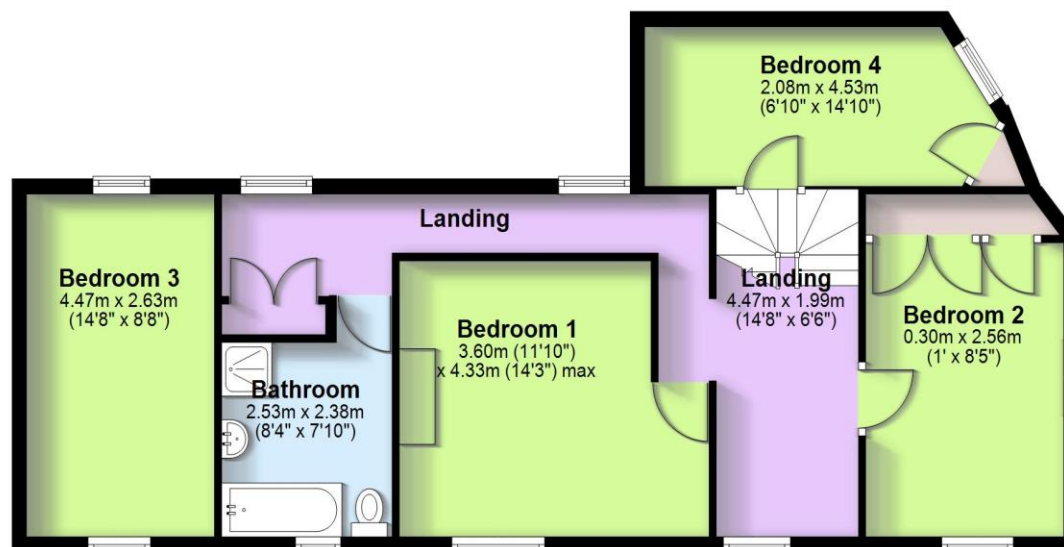
Ground Floor

Approx. 93.1 sq. metres (1001.7 sq. feet)



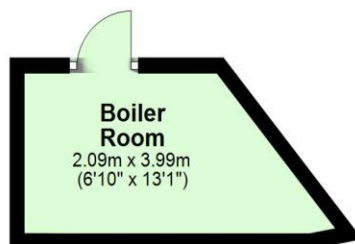
First Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



Basement

Approx. 7.4 sq. metres (79.8 sq. feet)



Total area: approx. 170.3 sq. metres (1833.1 sq. feet)

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