

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £249,950

22 Marshfields, Maesbury Marsh, Oswestry,
Shropshire, SY10 8JE

🛏 3 Bedrooms

🚿 1 Bathroom

22 Marshfields, Maesbury Marsh, Oswestry, Shropshire, SY10 8JE



General Remarks

A spacious and much improved three bedroom semi detached property situated in a large plot within the popular community of Maesbury Marsh near Oswestry. The property benefits from air source heating and roof mounted P.V. panels with battery storage. The gardens are a notable feature and include private south-easterly facing gardens to the rear, with additional lawns to the front which provide potential for the creation of off road parking if required. Street parking is currently available opposite the property. Early inspection is highly recommended by the selling agent.

Location: The property is situated in the picturesque community of Maesbury approximately 3 miles from Oswestry town centre. The Montgomery Canal is nearby as is the Navigation Inn Public House. The town of Oswestry has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Welshpool and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

uPVC door into:

Porch: Stairs to first floor landing, telephone point, opening into kitchen and doors off to:

Cloakroom: 4' 11" x 4' 7" (1.50m x 1.40m) Low level flush WC, pedestal wash hand basin, radiator and tiled floor.

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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.

Living Room: 19' 5" x 11' 5" (5.91m x 3.48m)
Fireplace housing a log burner, wood effect flooring, two radiators and TV point.

Kitchen: 14' 1" x 11' 1" (4.29m x 3.39m)
Comprising a range of modern fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated oven, microwave and hob with extractor hood over. Space for fridge freezer and washing machine. Two radiators, part tiled walls, vinyl flooring, understairs cupboard and part glazed door to:

Side Porch: uPVC door to front, opening into gardens and built-in storage cupboard and doors off to:

Utility/Workshop: 8' 0" x 6' 1" (2.43m x 1.85m)
Solar control box and battery storage. Space and plumbing for a dryer and lighting/power facilities laid on.

Potting Shed/Garden Room: 9' 5" x 5' 9" (2.87m x 1.75m) Currently used as a kennel with light.





Stairs to First Floor Landing: Radiator, cupboard housing pressurised hot water cylinder, access to loft space and doors off to:

Bedroom 1: 11' 5" x 10' 11" (3.48m x 3.32m)
Radiator and TV point.

Bedroom 2: 10' 11" x 7' 11" widening to 11' 2" (3.32m x 2.41m widening to 3.41m) Over stairs platform and radiator.

Bedroom 3: 11' 5" x 8' 1" (3.47m x 2.46m max.)
Radiator.

Bathroom: 11' 2" x 5' 6" (3.40m x 1.67m max.)
Suite comprising 'P' shaped bath with mixer shower over, wash hand basin and concealed flush WC. Part tiled walls, wood effect flooring, vertical radiator and extractor fan.

Outside: At the front of the property there is a large lawned garden bordered by a path and adjacent flowering beds. The lawned garden could provide for a driveway if required. At the rear of the property, there is a blocked paved patio with adjacent lawned gardens bordered by flowering beds and fencing.

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

Services: We are informed that mains water, electricity and drainage are connected. The property is heated via an air source heat pump and there are also roof mounted solar panels.

Council Tax Band: Council Tax Band 'B'

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

EPC: EPC Rating: Band C (78).

Directions: From the Mile End roundabout take the A483 signposted Welshpool. At the traffic lights turn left signposted to Maesbury. Follow this road ahead for just over 1.5 miles through the village of Maesbury before taking the second right hand turn onto Marshfields, where the property will be located on the left hand side.



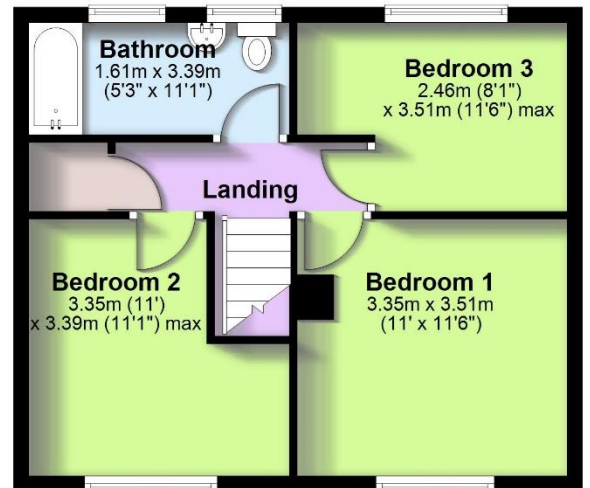
Ground Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

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

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