



BOWEN

PROPERTY SINCE 1862

Asking Price: £559,950

🏠 4 Bedrooms 🛀 2 Bathrooms

3 Homestead Gardens, Kinnerley Road,
Knockin, Oswestry, Shropshire, SY10 8GX

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General Remarks

A spacious and immaculately presented four bedroom detached family property located in a small development of three properties on the fringes of the sought after village of Knockin. The property was constructed in 2021 and benefits from a most generously sized plot with extensive views over the adjoining countryside to the rear.

The living accommodation is well planned and links well via two sets of doors with a large rear patio, providing an ideal outdoor entertaining space. There is ample off road parking provision and an integral double garage. The property is warmed by an air source heat pump and is fully double glazed. Early inspection is highly recommended by the sole selling agent.

Location: The property is situated within the sought after village of Knockin. The village offers a selection of basic amenities including a shop, village hall, public house, church and medical centre. The village is also well placed for access to the thriving market town of Oswestry to the north with road links



through to Chester or alternatively south to the county town of Shrewsbury which provides further links through to Telford. A railway station at Gobowen (8 miles) provides onward links to Birmingham, Manchester, Liverpool and beyond.

Accommodation

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

Hall: 16' 0" x 5' 10" (4.88m x 1.79m) Wood effect flooring, underfloor heating, stairs to first floor landing, understairs storage cupboard, spotlights to ceiling and doors off to:

Cloakroom: 5' 11" x 4' 2" (1.81m x 1.26m) Concealed flush w.c., inset wash hand basin with vanity unit below, wood effect flooring, underfloor heating, part tiled walls and extractor fan.

Study: 8' 2" x 6' 5" (2.48m x 1.95m) Fitted storage cupboards - one of which houses the pressurised hot water cylinder. Wood effect flooring, underfloor heating and spotlights to ceiling.

Living Room: 15' 0" x 11' 9" (4.58m x 3.58m) Fireplace housing log burner, bay window to front, TV/telephone points, wood effect flooring, underfloor heating and sliding glazed doors to:

Dining/Family Room: 24' 10" x 9' 0" widening to 10' 9" (7.56m x 2.75m widening to 3.28m) Wood effect flooring, underfloor heating, spotlights to ceiling, two sets of glazed doors to rear patio and opening into:

Kitchen: 16' 7" x 8' 4" (5.05m x 2.53m) Range of high quality fitted base/eye level wall units with Quartz worktops, upstands and windowsills. Inset

Belfast sink unit, integrated Bosch oven and microwave, integrated fridge, dishwasher and induction hob with extractor hood over. Wood effect tile flooring, underfloor heating, part glazed door to side and internal door to double garage.

Stairs to first floor landing: Radiator, airing cupboard with slatted shelving, access to half boarded loft space via loft ladder, spotlights to ceiling and doors off to:

Bedroom 1: 16' 8" x 11' 9" (5.07m x 3.58m) Built in wardrobes, radiator, TV point, dormer window to front, spotlights to ceiling and door to:

En Suite: 7' 6" x 5' 1" (2.28m x 1.54m) Suite comprising large walk in shower cubicle with mixer shower, wash hand basin with vanity unit below and low level flush w.c. Heated towel rail, vinyl floor, tiled walls, spotlights to ceiling and extractor fan.

Bedroom 2: 11' 9" x 10' 10" (3.58m x 3.30m) Built in wardrobe, radiator and TV point.

Bedroom 3: 10' 8" x 12' 8" (3.25m x 3.86m) max Built in wardrobes and radiator.

Bedroom 4: 11' 11" x 11' 1" (3.62m x 3.38m) max Built in wardrobe, radiator and views over fields to rear.

Family Bathroom: 9' 10" x 7' 6" (2.99m x 2.28m) Suite comprising corner shower cubicle with rainfall shower, separate bath with mixer tap, twin wash hand basins with vanity unit below and concealed flush w.c. Part tiled walls, vinyl flooring, heated towel rail, spotlights to ceiling and extractor fan.









Double Garage: 16' 9" x 15' 10" (5.11m x 4.82m)
Fitted base unit with worktop over and inset stainless steel sink unit. Space/plumbing for washing machine, tumble dryer and freezer. Two electric roller doors to driveway and light/power facilities laid on.

Outside: The property is set within a generously sized east to west facing plot with extensive gardens and ample off road parking. At the front of the property the driveway is bordered by lawned gardens with an access gate at the side leading to the rear gardens. These include a large paved patio leading

to the lawns above, bordered by flowering beds with an open aspect onto the adjoining countryside. The air source heat pump is located at the side of the property.

EPC Rating: EPC Rating - Band 'C' (77).

Council Tax Band: Council Tax Band - 'F'.

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 water, electricity and drainage supplies.

Directions: From Oswestry: Take the A483 towards Welshpool turning left for Maesbury Marsh and continue through the village to the 'T' Junction turning left and signposted to "Knockin". On entering the village of Knockin turn right at the signpost to Kinnerley and the access driveway will be found approximately 500 meters on the right hand side.

From Shrewsbury: Travel out on the A5 to Oswestry, continuing up the Nesscliffe bypass and at the roundabout take the first left exit heading towards Knockin. On entering the village of Knockin, proceed past the Bradford Arms and The Knockin Shop. Turn left at the signpost to Kinnerley and the access driveway will be found approximately 500 meters on the right hand side.

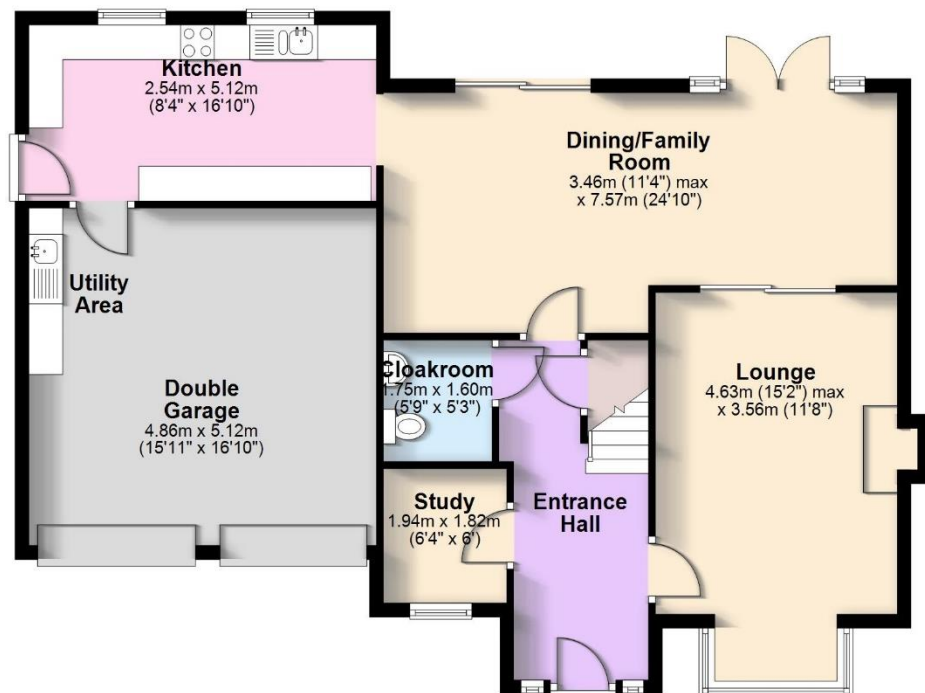
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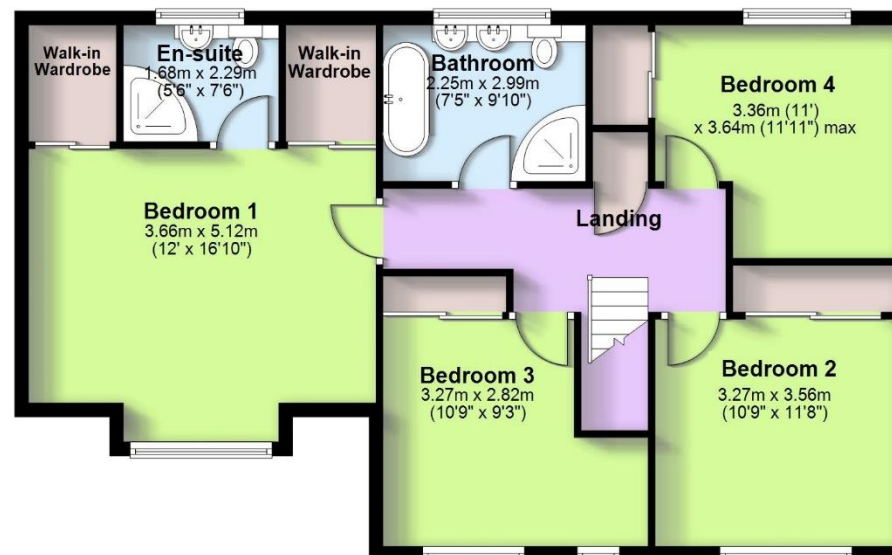
Ground Floor

Approx. 98.3 sq. metres (1058.4 sq. feet)



First Floor

Approx. 86.6 sq. metres (931.7 sq. feet)



Total area: approx. 184.9 sq. metres (1990.2 sq. feet)

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

BOWEN

SINCE 1862

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