

BOWEN

PROPERTY SINCE 1862



Offers in the region of £345,000

 3 Bedrooms  1 Bathroom  Former Antiques Shop

13 Malt Kiln House, Boot Street,
Whittington, Oswestry, SY11 4DG

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General Remarks

An excellent opportunity to purchase a substantial detached property situated centrally within the popular village of Whittington. The property includes generous living accommodation alongside additional space which previously comprised an Antiques Shop. This space offers great potential for alternative use, subject to acquiring the required approvals. Externally there is a driveway with car port to the side and good sized rear gardens. The property is warmed by gas fired central heating and internal inspection is essential in order to fully appreciate this most individual addition to the sales market.

Location: The property is situated in a central position within 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 town of Shrewsbury and the cities of Wrexham and Chester.

Accommodation

Hall: 9' 3" x 3' 10" (2.83m x 1.17m) Parquet floor, glazed door to driveway and door to former shop premises and separate door to:

Lounge: 15' 3" x 13' 11" (4.66m x 4.24m max.) With a gas fireplace, built-in cupboards, TV/telephone points, radiator, stairs to first floor landing and doorway to:

Kitchen/Diner: 15' 5" x 15' 5" (4.70m x 4.70m) Having a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven and hob with extractor hood over. Integrated dishwasher, space and plumbing for a fridge/freezer. Baxi gas fired boiler, Log burner, radiator, glazed doors to rear and separate door to side.

Stairs to first floor landing: Doors off to:

Bedroom 1: 21' 4" x 10' 11" (6.50m x 3.33m) With cast iron fireplace with decorative surround, wood flooring and radiator.

Bedroom 2: 15' 8" x 8' 10" (4.77m x 2.69m) Cast iron fireplace and radiator.

Bedroom 3: 12' 2" x 10' 7" (3.70m x 3.22m max.) Cast iron feature fireplace, radiator, wood flooring and built-in cupboard.

Bathroom: 9' 7" x 6' 10" (2.91m x 2.09m) Suite comprising a corner bath with shower over, pedestal wash hand basin and low level flush WC. Heated

towel rail, extractor fan, access to loft space and cupboard housing hot water cylinder with slatted shelving.

Cellar: 10' 10" x 9' 2" (3.29m x 2.79m) With lighting and power laid on.

Shop Premises: Part glazed door into:

Room 1: 13' 1" x 12' 5" (3.98m x 3.79m plus recess) Stairs to first floor and doorway to:

Room 2: 11' 3" x 9' 3" (3.43m x 2.81m) Glazed door to front and internal door to:

Room 3: 16' 6" x 10' 0" (5.04m x 3.04m) Cast iron fireplace with marble surround and mantel. Radiator and door to:

Store Room: 14' 7" x 13' 9" (4.45m x 4.18m) On the first floor with gas boiler (currently disconnected), stainless steel sink/drain, radiator and door to:

Store Room 2: 8' 7" x 8' 11" (2.61m x 2.71m) Doorway to:

Shower Room: 9' 3" x 2' 8" (2.81m x 0.82m) Comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush WC. Radiator and extractor fan.

Workshop: 25' 0" x 11' 0" (7.61m x 3.35m) Located at the rear of the property in the gardens.

Outside: The property includes off road parking provision to the side with driveway and covered car port. At the rear are generous gardens which include lawns, paved patio, areas of









hardstanding and a variety of mature hedges, trees and flowering plants.

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

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

Council Tax Band & Business Rating: Council Tax Band 'B'. Current rateable value (1 April 2023 to present) - £3,950.

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

EPC Rating: EPC Rating - Band 'E' (43).

Directions: From the A5 Oswestry by pass take the A495 signposted to Ellesmere. Continue into the village of Whittington and turn left at the T junction. Take the next turning right onto Boot Street and the property will be found on the left hand side identified by the agent's For Sale board.

Get the most out of your property

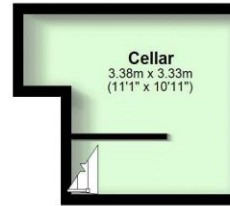
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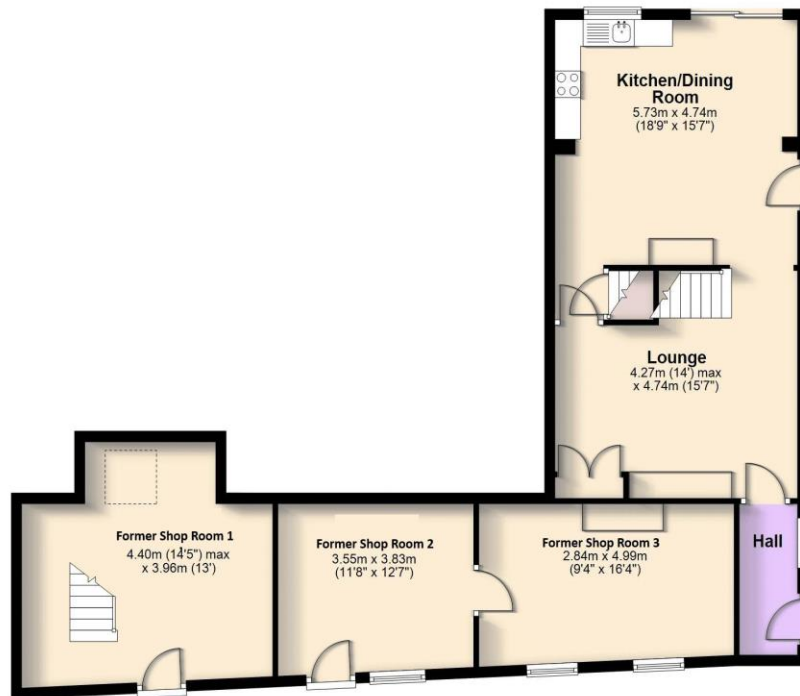
Basement

Approx. 11.9 sq. metres (127.7 sq. feet)



Ground Floor

Approx. 94.8 sq. metres (1020.4 sq. feet)



First Floor

Approx. 94.7 sq. metres (1019.3 sq. feet)



Total area: approx. 201.4 sq. metres (2167.4 sq. feet)

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

