



Roger
Parry
& Partners

101 Cabin Lane, Oswestry, SY11 2PF



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Offers In The Region Of £375,000

Roger Parry and Partners are pleased to bring to the sales market this spacious detached family home set on a sizeable plot offering ample parking, front and rear gardens and scope for improvement. This property is being offered with no onward chain, and is ideally situated on the outskirts of Oswestry Town Centre.



SUMMARY

In brief the accommodation comprises entrance hall with cloakroom, living room, dining room, study, kitchen and utility room. To the first floor are four bedrooms, the principle room being ensuite and a family bathroom. Externally there is a double garage, front and rear gardens and a driveway for parking several vehicles.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

SUMMARY.

Set on the outskirts of Oswestry Town centre, offering good road connections and amenities nearby. In brief the accommodation affords Entrance hall with cloakroom, living room, dining room, sitting room, kitchen and utility. To the first floor are four bedrooms, the principle bedroom being ensuite, and a family bathroom. Externally there is a double garage, driveway offering parking for several vehicles and generous front and rear gardens.

LOCATION.

The property occupies an enviable position on the edge of this popular and busy market Town with adjacent countryside walks. A short drive from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

ENTRANCE HALL

Through PVC front door, radiator, ceiling light , stairs to first floor and doors off to;

LIVING ROOM

16'5" x 11'3"

Light and airy room with uPVC window to the front elevation overlooking the gardens, feature fireplace with inset gas fire, ceiling light, radiator and double doors into;

DINING ROOM

11'3" x 10'7"

With uPVC double doors opening onto the rear patio, ceiling light and radiator. Door into;

KITCHEN

12'9" x 11'0"

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and gas Range Master with extractor hood over. Two windows to the rear overlooking the garden, under stairs storage cupboard, tiled flooring, part tiled walls, radiator, ceiling light door into hallway and utility.

UTILITY

8'9" x 6'4"

Fitted with base units with work surfaces over, inset sink with mixer tap and drainer below window to the rear, void for appliances, tiled flooring, part tiled walls, ceiling light and door into the garage.

CLOAKROOM

0'0" x 0'0"

With low level WC, wash hand basin, radiator, ceiling light, extractor fan and part tiled walls.

SITTING ROOM

14'0" x 7'9"

With window to the front elevation, radiator and ceiling light

FIRST FLOOR**LANDING**

Built in airing cupboard housing the water cylinder and shelving, loft hatch, ceiling light, radiator and doors off to;

BEDROOM ONE

11'3" x 10'7"

Double room with window to the front elevation, built in wardrobe with mirrored sliding doors, ceiling light and radiator. Door into;

ENSUITE

Enclosed shower cubicle, low level WC and wash hand basin. Window to the side, ceiling light and radiator

BEDROOM TWO

10'3" x 9'5"

Double room with window to the front elevation, wardrobe with mirrored sliding doors, ceiling light and radiator.

BEDROOM THREE

9'4" x 8'5"

Window to the rear, built in storage cupboard, ceiling light and radiator.

BEDROOM FOUR

9'6" x 6'11"

Window to the rear, built in storage cupboard, ceiling light and radiator.

BATHROOM

8'6" x 6'7"

Four piece suite comprising panelled bath with shower over, low level WC, bidet and wash hand basin. Window to the rear, ceiling light, radiator and part tiled walls.

EXTERNAL**GARAGE**

19'5" x 17'11"

Double garage with two up and over doors opening onto the driveway, window and pedestrian door to the rear, wall mounted Worcester boiler, power and lighting.

FRONT

To the front of the property there is a driveway offering parking for several vehicles, and area laid to lawn with hedging, trees and shrubbery. There is a walkway to one side leading to the rear garden.

REAR

Beautiful garden mainly laid to lawn with garden shed, patio entertainment area and variety of plants and trees.

SERVICES

Gas central heating , mains water and mains electric

Mains drainage

Tenure - Freehold

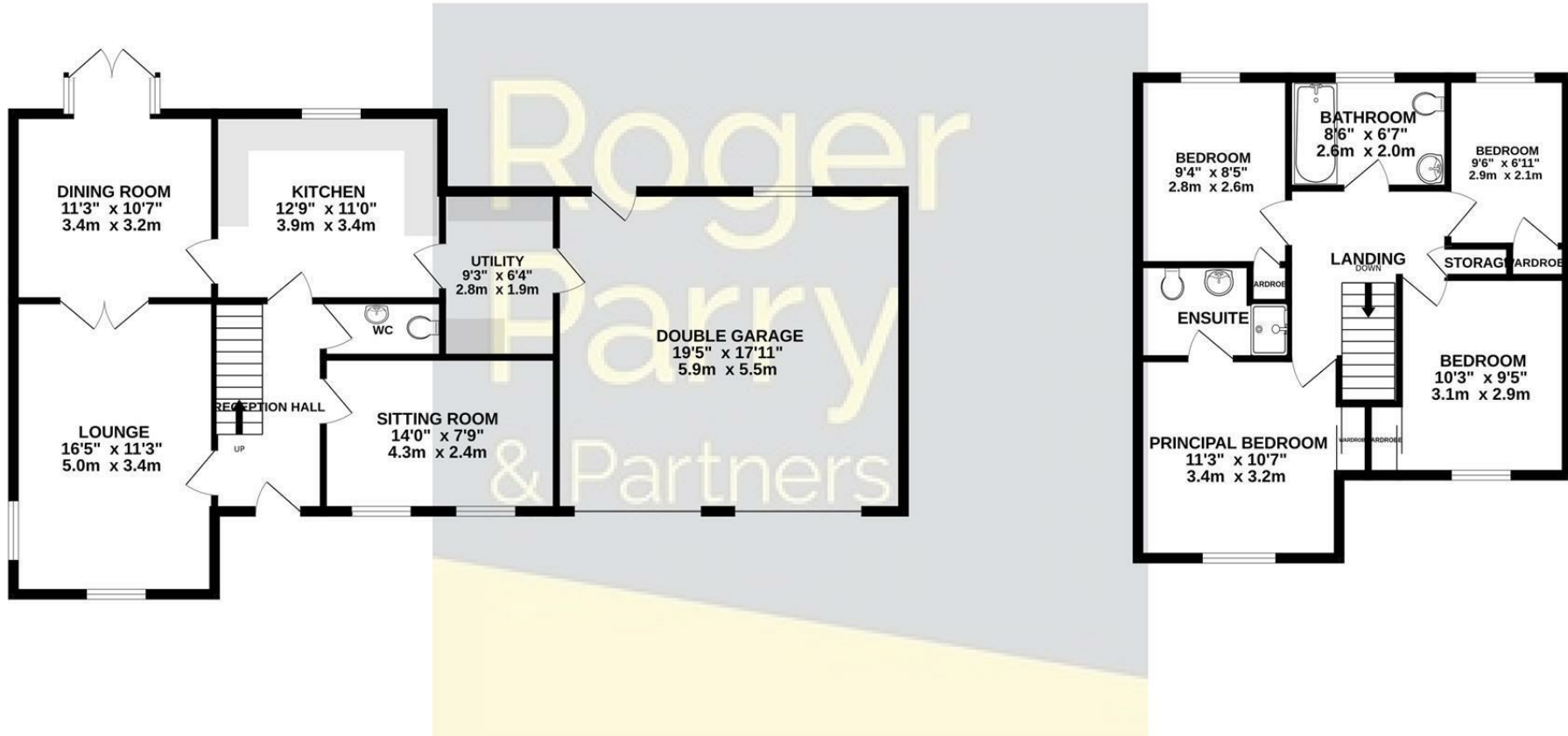
Shropshire county council, banding E

EPC rating D

Floor Plan
(not to scale - for identification purposes only)

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General Services:

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From our office turn left onto Middleton Road, continue along this road proceeding over two mini-roundabouts and continue along onto Cabin Lane, follow the road round and the property will be seen marked by our For Sale board on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.