





Briars Walk Pant, Pant, Oswestry, SY10 9QG
Offers In The Region Of £325,000

Roger Parry and Partners are delighted to bring this four bedroom detached dormer bungalow which sits in a generous sized plot with ample parking to the sales market. Situated in the very popular village of Pant the property is found down a quiet private no through road. Internally Briars Walk offers light and spacious living accommodation with a living/dining area, an open plan kitchen/sitting area, utility, four bedrooms and two family bathrooms. To the rear of the property is an area mainly laid to lawn and decking leading around to the rear for access to the garage. The property also has the benefit of solar panels which generate a yearly income. Viewings are highly recommended.



SUMMARY

This four bedroom detached dormer bungalow sits in a generous sized plot with ample parking at the front for family vehicles. Situated in the very popular village of Pant the property is found down a quiet private no through road. Internally Briars Walk offers light and spacious living accommodation with a living/dining area, an open plan kitchen/sitting area, utility room, four bedrooms and two family bathrooms. To the rear of the property is an area mainly laid to lawn and decking leading around to the rear access for the garage. Viewings are highly recommended.

LOCATION

The village of Pant is a very sought after village situated on the A483. The village offers a thriving primary school, pub, post office, riding school and village store all of which go to serve the village's day to day needs. Llanymynech Rock is within walking distance of the property and is a popular hiking spot with breathtaking views. Llanymynech Golf Course and Radfords Equestrian are both within close proximity. This popular village really does have something for everyone. Oswestry is some five miles distant and is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives direct daily travelling to Shrewsbury and Telford to the South East, Wrexham, Chester and the Wirral to the North.

PORCH

UPVC double glazed front doors opening to:

ENTRANCE.

Tiled floor and door to:

ENTRANCE HALL

Staircase to first floor, velux window and doors to rooms.

LIVING ROOM

12'4" x 12'4" (3.76 x 3.76)

UPVC double glazed window to the front aspect, feature electric fire, radiator, television point, door to kitchen and archway to:

DINING ROOM

10'0" x 9'6" (3.05 x 2.9)

Dual aspect with uPVC double glazed windows to the front and side, radiator and a television and telephone point.

KITCHEN

17'6" x 17'0" (5.33 x 5.18)

Modern fitted kitchen with a range of base cupboards and drawers with matching eye level units and work tops over, stainless steel sink with mixer tap under a uPVC double glazed window to the side aspect, electric hob under an extractor hood, built in electric oven and microwave and an integrated dishwasher, breakfast bar with further storage cupboards, two uPVC double glazed windows to the rear aspect, part tiled walls, tiled floor, radiator, space for large american style fridge freezer, french doors leading out to the rear garden and a door to:

UTILITY ROOM

5'11" x 4'9" (1.8 x 1.45)

Eye level cupboards with work surface under, plumbing and space for washing machine and further appliance space, uPVC door to the side of the garden and a doorway to:

STORE ROOM

Wood effect flooring and a window to the side aspect.

BEDROOM FOUR

10'5" x 7'10" (3.18 x 2.39)

UPVC double glazed window to the front aspect, radiator and a storage cupboard with useful space.

BEDROOM TWO

11'7" x 10'3" (3.53 x 3.12)

UPVC double glazed window to the rear aspect, radiator and telephone point.

FAMILY BATHROOM

8'7" x 6'4" (2.62 x 1.93)

UPVC double glazed window to the rear aspect, panel bath with electric shower over, pedestal wash hand basin, low level W.C., heated towel rail, wood effect flooring, part tiled walls, cupboard with storage space and an extractor fan

FIRST FLOOR**LANDING****BEDROOM ONE**

16'6" x 11'10" (5.03 x 3.61)

Dual aspect uPVC double glazed windows to the front and rear, radiator and cupboard with storage space.

BATHROOM TWO

8'0" x 4'6" (2.44 x 1.37)

UPVC double glazed window to the rear aspect, panel bath, low level W.C., pedestal wash hand basin, part tiled walls, tiled floor and a radiator.

BEDROOM THREE

11'1" x 9'10" (3.38 x 3)

UPVC double glazed window to the front aspect and a radiator.

FRONT

The property has gated access to the front which leads onto a hard standing driveway with space for several family vehicles, a wooden shed and mature hedging to boundaries.

GARAGE

Up and over door, power and light and door to rear.

SIDE

There is access to the rear garden from both sides.

REAR

To the rear of the property is an enclosed garden mainly laid to lawn with a decked area leading around to the door to the garage. At the top of the garden is a concrete pad which could be used to accommodate a shed for the garden.

SERVICES

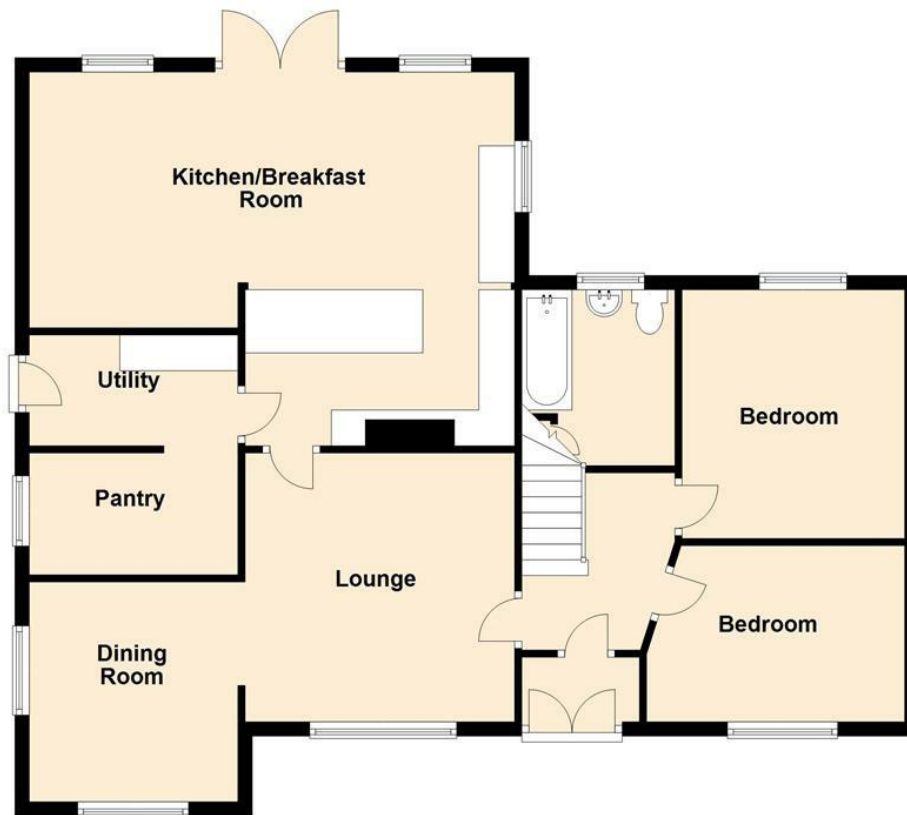
Council Tax - The property is in Band 'C' on the Shropshire Council Register
EPC rating C

We have been informed by the seller that the property benefits from mains water: mains drainage and oil central heating, this will be confirmed by the vendors' solicitors during pre-contract enquiries. We have not tested any services, therefore no warranty can be given or implied as to their working order.

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

Ground Floor

Approx. 98.7 sq. metres (1062.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 144.1 sq. metres (1551.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating: C

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 Oswestry take the A483 towards Welshpool and proceed through the village of Pant. Pass the shop on your right hand side, just before the village hall and phone box there is a small lane to the left called "The Tramway" take this turning down the lane where the property will be seen on the left hand side, clearly indicated by our "For Sale" board.

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.