



Roger
Parry
& Partners

103 Cabin Lane, Oswestry, SY11 2PF



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Offers In The Region Of £485,000

Extended and upgraded detached family home offering split accommodation for two generations. The property has been extended to offer annexe living as well as a spacious family home. In brief the accommodation affords entrance hall with cloakroom, home office, living/dining room and kitchen to the first floor is the principle bedroom with dressing room and ensuite, four further bedrooms, wet room and family bathroom. The extension/annexe comprise ground floor accommodation to include living room, kitchen, bedroom and wet room. Externally there is a beautiful rear garden with covered sitting area, patio, lawn garden and summer house with power and lighting. To the front is ample of road parking and further lawned garden.



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.

ENTRANCE HALL

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

LIVING ROOM

24'06 x 11'03

Spacious living room with triple aspect making this a light and airy room. Bi-fold doors opening onto the rear patio area - perfect for entertaining. Wood burner with fire surround, spotlighting, radiator, TV point and door into;

KITCHEN

12'10 x 11

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the garden, integrated fridge/freezer and oven. Under stairs storage, tiled flooring, ceiling light, and radiator. Door into annexe and hallway.

HOME OFFICE

With uPVC window to the front, ceiling light and radiator.

CLOAKROOM

Low level WC, vanity unit with wash hand basin, heated towel rail, extractor fan and ceiling light.

FIRST FLOOR**LANDING**

With two built in storage cupboards, ceiling light, radiator and doors off to;

BEDROOM ONE

11'06 x 10'07

With window to the front, built in wardrobe, radiator, ceiling light and TV point. Door into;

EN-SUITE

8'04 x 6'06

Walk-in shower, low level WC and vanity unit with wash hand basin. Heated towel rail, window to the side, spot lighting, part tiled walls and tiled flooring. Door into;

DRESSING ROOM

8'04 x 6'11

Space for wardrobes, window to the rear, ceiling light and radiator.

BEDROOM TWO

10'08 x 9'06

Window to the front, built in wardrobe, radiator, and ceiling light.

WET ROOM

With shower area, low level WC and wash hand basin. Window to the rear, part tiled walls, radiator and ceiling light.

BEDROOM THREE

11 x 9'02

Window to the front elevation, built in storage, ceiling light and radiator.

BEDROOM FOUR

18'03 x 7'11

Window to the front and rear elevations, radiator, and ceiling light.

BEDROOM FIVE / LAUNDRY ROOM

6'11 x 6'05

Bedroom five, which the current owners are using this as their laundry room. With window to the rear, worktop with void below for tumble dryer, ceiling light and radiator.

BATHROOM

Four piece suite to include white bathtub, enclosed shower, vanity unit with wash hand basin, and low level WC. Window to the rear, heated towel rail, and tiled flooring.

ANNEXE

This is an extension to the property that has made a self contained living area which is access from the main house. Hallway with ceiling light and doors off too;

LIVING ROOM

18'06 x 8'06

Light and airy room with double doors opening onto the rear patio and window to the front. Electric fire with surround, radiator, TV point and ceiling light.

KITCHEN

8'07 x 7'10

Fitted with wall and base units with work surfaces over, void for oven and washing machine, inset sink with mixer tap and drainer, uPVC window to the rear, part tiled walls, ceiling light, and door opening onto the rear garden.

BEDROOM

12'07 x 8'08

With window to the front elevation, ceiling light and radiator.

SHOWER ROOM

5'07 x 5'06

Shower area with tray, low level WV and wash hand basin. UPVC window to the side, extractor fan, ceiling light and heated towel rail.

EXTERNAL**FRONT**

To the front of the property there is a driveway offering parking for several vehicles, a lawn garden and access from the side to the rear enclosed garden.

REAR

Beautiful garden with a lawn garden and patio entertainment area. Covered pergola with raised sitting area, perfect for evening dining and garden shed. The garden is enclosed with fencing and trees to borders. There is a purpose built summer house with windows and double doors, power and lighting. This would be ideal for a home office or play room.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We would recommend this is verified during pre-contract enquiries. Broadband Download Speed: Basic 12 Mbps & Superfast 76 Mbps. Mobile

Service: Good.

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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



Total area: approx. 193.6 sq. metres (2084.0 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

Council Tax Band: E

EPC Rating:

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.