





Hunters Moon Maesbrook, SY10 8QW
£425,000

Being modernised and upgraded by the current owners, this three bedroom detached bungalow offers a semi rural location, sizeable gardens and ample parking. In brief the accommodation affords entrance hall, living/dining room, kitchen, utility, three bedrooms and bathroom. There is a rear hall with store room and access to the double garage. The property offers a long driveway with ample parking space and well maintained gardens. Hunters moon has been in the family since it was built in 1967 and would be an ideal family home.



LOCATION

Maesbrook occupies a beautifully unspoilt location, set amidst open farmland with scenic views particularly to the west extending to the Welsh Hills and to the Breidden Hills with Rodneys Pillar. Further amenities can be found at the village of Knockin which includes a shop, church and pub with a greater range of facilities found at either the two local market towns of Oswestry and Welshpool or alternatively the County town of Shrewsbury.

ENTRANCE HALL

4'9" x 13'4" (1.46 x 4.08)

UPVC door with stain glass and window to the side. Laminated wooden flooring, ceiling lights, radiator, built in storage cupboard, loft hatch and doors off too;

LIVING/DINING ROOM

28'1" x 12'10" (8.57 x 3.93)

Spacious living/dining room with two large double glazed windows facing the front of the property making this a bright and airy room. Laminated wood flooring, radiators, modern electric fire and two vintage fitted ceiling lighting.

KITCHEN

13'1" x 11'9" (4.01 x 3.59)

Newly fitted modern kitchen with a range of wall and base units with work surfaces over and integrated fridge freezer, electric oven, dishwasher, four ring electric hob and extractor fan. Rear aspect double glazed window with sink below, part tiled walls, radiator and spot lighting. Access to garage and hallway and includes a larger cupboard.

UTILITY ROOM

6'10" x 11'3" (2.09 x 3.44)

Original tiled flooring. Fitted wall and base units with work surfaces over and void for appliances. UPVC front door, internal door to the garage and rear hall.

BEDROOM ONE

10'10" x 12'8" (3.32 x 3.88)

Large double glazed window overlooking the rear garden with radiator below. Storage cupboards. Ceiling light, and wooden flooring.

BEDROOM TWO

10'9" x 11'9" (3.28 x 3.59)

Large double glazed window overlooking the front garden with radiator below. Storage cupboards. Single ceiling lighting and wooden flooring.

BEDROOM THREE

8'9" x 8'7" (2.67 x 2.62)

Large double glazed window overlooking the rear garden with radiator below. Storage cupboards. Single ceiling lighting and wooden flooring.

BATHROOM

10'2" x 8'5" (3.12 x 2.58)

Panelled bath with shower over and glass shower screen, half tiled and wooden panelling surround the room. Low level WC., sink with integrated storage underneath and wall-mounted mirror with storage. Two double glazed frosted windows with radiator below and a stainless-steel towel rail. Wooden panelled ceiling with spot lights and fan and laminated flooring. Airing cupboard with water cylinder.

REAR HALL

10'2" x 3'10" (3.12 x 1.17)

Ceiling light and access too;

STORE ROOM

9'5" x 4'0" (2.88 x 1.24)

Storage room with shelving and the boiler.

DOUBLE GARAGE

18'0" x 19'11" (5.49 x 6.09)

Spacious garage with two up and over doors. Shelving on walk and to the rear of the garage is a fall size work bench with two windows above looking into the rear garden. Two single bulb ceiling lights.

GARDENS

The rear garden is an enclosed lawn with a paved path around the property, new secure concrete post and wooden panel fencing, oil tank, and a metal gate for access from the parking area. At the front of the property is a large lawn with a gravelled drive to the side of the property and access to the double garage. Wooden and secure fencing is either side of the property at the front with a small red bricked wall to enter the property alongside a bricked off flower bed.

Agent Note**TENURE**

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

SERVICES

We are advised that mains electric and water are connected. We understand the Broadband Download Speed is: Standard 7 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

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.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



General Services:

Local Authority: Shropshire

Council Tax Band: E

EPC Rating: D

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 proceed out of town on Salop road and turn right by the Highwayman pub into Maesbury Road. Continue down here until reaching the main A483, cross straight over the A483 signed Maesbury. Proceed through Maesbury and just before you reach the village of Knockin, take the turning on the right signed Maesbrook/Llanymynech. Once you reach Maesbrook continue and the property will be viewed 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:
23 Church Street, Oswestry, Shropshire, SY11 2SU
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 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.