

An aerial photograph of a single-story house with white walls and red brick accents. The house has a dark grey tiled roof and a prominent chimney. A blue front door is visible, flanked by windows. The property is surrounded by lush greenery, including trees and shrubs. A paved driveway leads to the house, and a wooden fence borders the garden. In the background, other houses and a green field are visible.

BOWEN

PROPERTY SINCE 1862

Asking Price £335,000

🏠 2 Bedrooms 🚿 1 Bathroom

Ashwood, Rosemount Drive, Pant,
Oswestry, Shropshire, SY10 8NT

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General Remarks

A refurbished and much improved two bedroom detached bungalow situated within an elevated plot with gardens and excellent views towards the Breidden Hills. A most notable feature of the property is the open plan living space, which includes a Lounge and Dining Area separated by a dual facing log burner. Off the Dining Area is the well appointed Kitchen with Utility Room beyond. The two bedrooms are good sized doubles and the Bathroom again is generous in size.

The property also includes approved planning permission (25/03931/FUL) for an extension to the roof/loft space to create two additional bedrooms, an en suite and additional shower room. Externally accessed is a home gym space which offers potential for other uses as required. The private plot provides for gardens and off road parking provision. The property is warmed by oil fired central heating and includes double glazing. Early inspection is highly recommended.



Location: The property is situated in the popular village of Pant within walking distance of all local amenities including public houses, shop/post office whilst the surrounding area is noted for its natural beauty.

The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Oswestry and Welshpool train stations providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A part glazed door from the covered entrance porch leads into:

Hall: 15' 0" x 5' 10" (4.56m x 1.78m) Parquet flooring, large built in storage cupboard, radiator, access to loft space and doors off to:

Open Plan Lounge/Diner: 23' 4" x 14' 8" (7.10m x 4.48m) Dual facing log burner, bay window to front with views, TV point, parquet flooring to Lounge area, quarry tiled flooring to Dining Area, radiator, large built in pantry cupboard and opening into:

Kitchen: 11' 3" x 10' 9" (3.43m x 3.28m) Modern fitted base units with worktops over and inset 1.5 bowl ceramic sink/drainage. Integrated oven with hob and extractor hood over. Space for fridge freezer, wood effect flooring, glazed uPVC door to rear garden and opening into:

Utility: 8' 2" x 8' 1" (2.49m x 2.46m) Fitted base units with worktops over, space/plumbing for washing machine and dishwasher, Worcester oil fired boiler, cupboard housing pressurised hot water

cylinder, radiator, wood effect flooring and part glazed uPVC door to garden.

Bedroom 1: 11' 11" x 11' 11" (3.63m x 3.62m) Bay window, wood flooring and radiator.

Bedroom 2: 10' 11" x 11' 0" (3.33m x 3.35m) Wood flooring and radiator.

Family Bathroom: 9' 6" x 6' 6" (2.90m x 1.97m) Suite comprising panel bath, separate shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, tiled walls, heated towel rail and extractor fan.

Home Gym/Potential Home Office: 8' 2" x 8' 0" (2.48m x 2.44m) Radiator, light and power supplies laid on. Externally accessed via glazed bi-folding doors at the front.

Outside: The property is set within a good sized plot and accessed via a driveway to the front, which leads to a parking area at the side. There are lawns to the front and side, bordered by mature hedges and interspersed with flowering beds and mature shrubs. There is a hard standing area at the rear which links with the Home Gym and Kitchen.

Planning Permission: Planning was granted on 23rd December 2025 for additional living space to be created within a loft/roof extension. Full details can be seen on Shropshire Council's Planning Portal by entering the following reference: 25/03931/FUL. Alternatively, please contact the selling agent for more details.

EPC Rating: EPC Rating - Band 'E' (44).

Council Tax Band: Council Tax Band – 'D'.









Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789

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

Services: We are informed that mains electricity, water and drainage supplies are connected. Central heating is via an oil fired boiler.

Directions: From Oswestry take the A483 towards Welshpool, continue through the village of Pant before turning right onto Briggs Lane (next to the Cross Gunns Public House). Continue up the hill where the turning for Rose Mount Drive will be found on the left. The driveway for Ashwood can be found on the left a short distance beyond.

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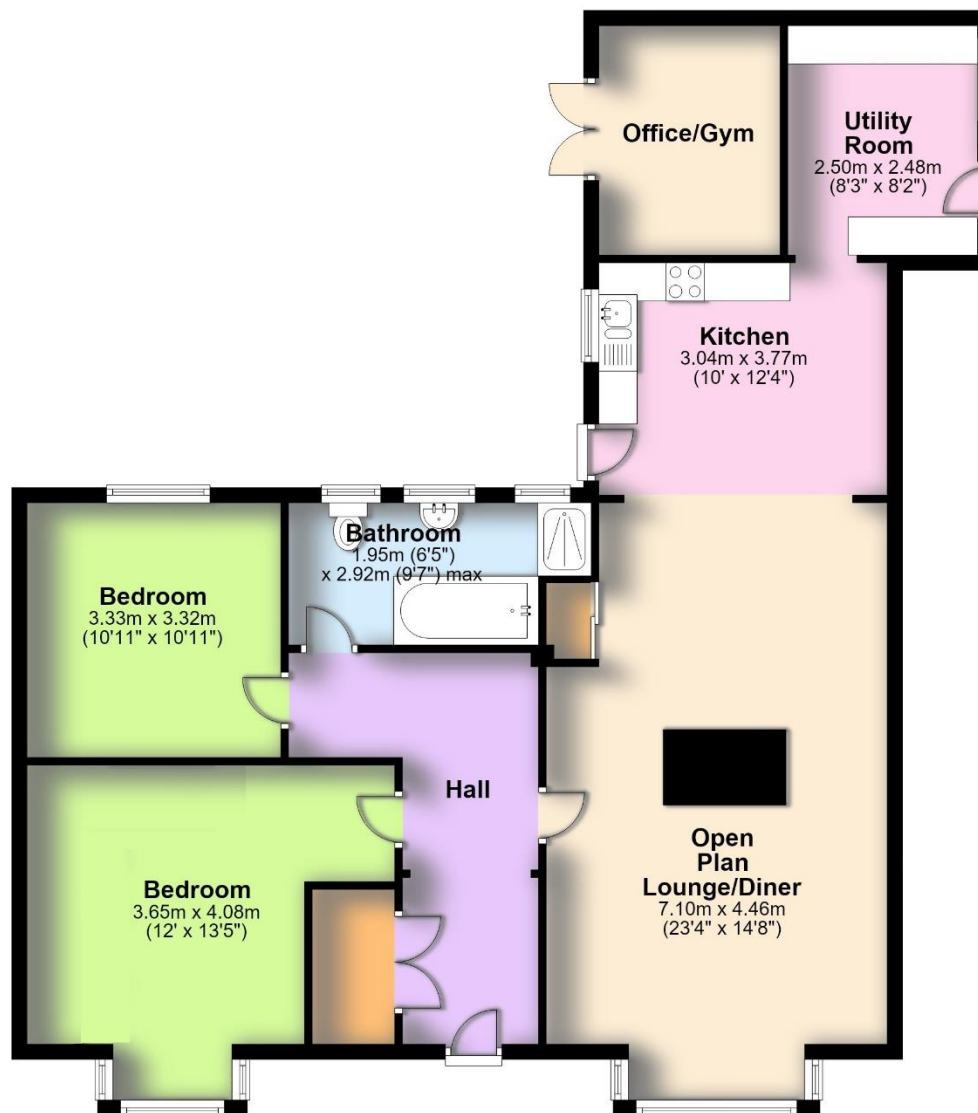
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Ground Floor
Approx. 104.0 sq. metres (1119.8 sq. feet)

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Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

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

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