Roger Parry & Partners

Fairbourne Croeswylan Lane, Oswestry, Shropshire, SY10 9PT

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Offers In The Region Of £495,000

Fairbourne is an imposing 1930's detached family home set in the desirable residential area in Croeswylan lane, boasting character features and a generous size plot. The spacious accommodation offers Entrance hall, living/dining room, sun room, kitchen/breakfast room, pantry, utility and rear hall. To the first floor are four bedrooms, bathroom and ensuite. Externally there is a car port, garage, driveway and turning area along with front and rear gardens. Being offered for sale with no onward chain.

LOCATION
Croeswylan Lane is a most popular residential area on the outskirts of the town. Oswestry 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 easy daily travelling to Shrewsbury and Telford to the South, Wrexham, Chester and the Wirral to the Northwest. The property has got close proximity to the town centre, with an abundance of shops and supermarkets.

PORCH
Outbuilt storm porch with tiled floor and feature brickwork. Front door leading into;

ENTRANCE HALL
7'10 x 16 (2.39m x 4.88m)
Light and airy room with tall ceiling and window to the rear, Parquet flooring, radiator, and ceiling light. Stairs to first floor and doors off too;

CLOAKROOM
3'5 x 4'4 (1.04m x 1.32m)
Low level WC, wash hand basin, ceiling light and window to the front.

LIVING/DINING ROOM
L Shaped room with open plan living.

LIVING AREA
14'9 x 13'9 (4.50m x 4.19m)
A great family room offering spacious accommodation, feature fireplace, and windows to the side and rear. Ceiling light and radiator.

DINING AREA
18'7 x 7'10 (5.66m x 2.39m)
With window to the side and rear, under stairs storage cupboard, ceiling light and radiator.

SUN ROOM
19'2 x 7'5 (5.84m x 2.26m)
A lovely sun room looking out to the garden with Bi-Fold doors, radiator and ceiling light.

KITCHEN/BREAKFAST ROOM
7'7 x 22'4 (2.31m x 6.81m)
Fitted kitchen with a range of wall and base units with work surfaces over, inset sink below a window looking out to the garden and integrated oven and grill, electric hob with extractor hood over. Part tiled walls, ceiling light and access to the pantry. There is a dining area with window out to the front, ceiling light, radiator and built in storage cupboard.

PANTRY
3'10 x 8 (1.17m x 2.44m)
Shelving and space for white goods. Window to the front and ceiling light.

DINING ROOM
13'10 x 17'7 (4.22m x 5.36m)
A beautiful room with dual aspect, feature fireplace, wood flooring, ceiling light and radiator.

UTILITY
5'5 x 2'11 (1.65m x 0.89m)
Vanity unit with was hand basin, window to the rear and ceiling light. There is space for white goods.

REAR HALL
5'8 x 3'2 (1.73m x 0.97m)
Door leading into the carport, ceiling light and built in storage cupboard.

FIRST FLOOR
Light and spacious landing with window to the rear, radiator, ceiling light and doors off too;

LANDING
8 x 9'1 (2.44m x 2.77m)
Spacious landing with large window overlooking the rear garden, ceiling light and radiator. Doors off too further accommodation.
The attic is spacious and ideal for conversion with necessary consents.

BEDROOM ONE
14'9 x 13'10 (4.50m x 4.22m)
Double room with a variety of fitted wardrobes and storage, windows to the side and rear elevations overlooking the gardens, radiator and ceiling light. Door into;

ENSUITE
5'1 x 8'6 (1.55m x 2.59m)
Four piece suite comprising vanity unit with wash hand basin, low level WC, enclosed shower cubicle and bidet. Window to the side, part tiled walls, ceiling light and heated towel rail.

BEDROOM TWO
8'3 x 14'10 (2.51m x 4.52m)
Double room with window to the front, fitted wardrobes, ceiling light and radiator.

BEDROOM THREE
13'4 x 12'7 (4.06m x 3.84m)
Double room with window to the front elevation, mirrored wardrobe, radiator and ceiling light.

BEDROOM FOUR
8'11 x 4'7 (2.72m x 1.40m)
Single room currently used as an office with window to the front, radiator and ceiling light.

BATHROOM
13'4 x 9 (4.06m x 2.74m)
Panelled bath with shower over, low level WC and wash hand basin. Built in storage cupboard and airing cupboard housing the water cylinder. Window to the rear, ceiling light, heated towel rail and radiator.

EXTERNAL

GARAGE AND CARPORT
9'8 x 16 (2.95m x 4.88m)
The garage has a up and over door to the front, power and lighting. There is an outhouse adjoining the garage with separate access from the garden, window, power and lighting.
There is a door leading out from the rear hall into the car port offering a covered area for further parking or storage with up and over door leading to the driveway.

FRONT
The front is enclosed by a brick wall and gate to boundary, lawn area with plants and tress, and driveway with turning area for parking several vehicles.

REAR
To the rear is a good sized garden offering a patio entertainment area, pond and paved walk ways around the garden with a variety of beautiful plants and shrubs. The garden is made for ease of maintenance and offers an abundance of flowers. There is a green house and two outbuildings ideal for storage.

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, water and gas are connected along with Septic tank for drainage. We understand the Broadband Download Speed is: Standard 16 Mbps & Superfast 2300 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 F - Shropshire. We would recommend this is confirmed during pre-contact enquires.

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)

Approximate total area(1)

207.2 m²

2229 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: F
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.

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 t o 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 s hould 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 b een 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.