



Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)

- Detached Bungalow
- Generous Internal Accommodation
- Master with En-Suite
- Driveway and Garage
- Large Gardens
- Edge of Town Location

DESCRIPTION

1 Magnolia Drive is an immaculately presented detached bungalow which has been comprehensively renovated and modernised throughout to create a stylish, contemporary home offering spacious single-storey accommodation in a sought-after residential location. Finished to an exceptional standard, the property combines modern open-plan living with beautifully appointed bedrooms, landscaped gardens and generous off-road parking, making it ideally suited to families, downsizers and those preferring single-storey living.

The accommodation is centred around an impressive open-plan kitchen, dining and living space, flooded with natural light and extending seamlessly into a spacious conservatory overlooking the rear garden. The property further benefits from three bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary family bathroom, utility room and integral garage.

THE ACCOMMODATION COMPRISES:

- Entrance Hall:
- Kitchen/Dining Room: 8.95m x 6.14m
- Utility Room: 2.82m x 2.48m
- Conservatory: 3.07m x 2.97m
- Family Bathroom:
- Bedroom One: 4.58m x 3.15m
- En-Suite:
- Bedroom Two: 3.50m x 2.33m
- Bedroom Three: 3.31m x 2.92m

TERMS

The property is offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewings

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

N.B.

Please note the joint vendor of this property is Director of Halls.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire., SY12 0AW.

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