

BOWEN

PROPERTY SINCE 1862



Asking Price £324,995

3 Bedrooms 2 Bathrooms

2 Rowson Drive, Whittington, Oswestry,
SY11 4FP

2 Rowson Drive, Whittington, Oswestry, SY11 4FP

General Remarks

This immaculately presented deceptively spacious three-bedroom house enjoys a pleasant location within the sought-after village of Whittington occupying a good size enclosed corner plot location with countryside views. An additional benefit to the property is the timber frame garage/workshop which is fully insulated and subject to necessary planning consents could be converted to provide a home office/garden room.

Internal inspection is essential in order to fully appreciate this addition to the sales market.

Location: The property enjoys a pleasant location close to the centre of the popular village of Whittington. The village contains a host of historic features including the renowned Castle, together with other amenities such as an excellent Primary School, Village Shop/Post Office, Church, and Public Houses. The nearby towns of Oswestry and Ellesmere provide a wider range of facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.



Attractive brick under tile roof Enclosed Entrance

Porch: Up and down wall light.

Partly Glazed Entrance Door:

Entrance Hall : Wood effect LVT flooring, wall to ceiling built-in bespoke cloaks cupboard also housing radiator. Understairs store cupboard with light.

Cloakroom: 6' 5" x 3' 10" (1.96m x 1.16m) Tile floor, low level flush wc, pedestal wash hand basin with tile splash, radiator.

Lounge: 17' 2" x 10' 2" (5.22m x 3.11m) Wood effect LVT flooring, twin matching ceiling light fittings, dual aspect windows with french doors opening onto the garden and patio area. Multi-fuel (4kw) stove set on a raised slate hearth with oak lintel above, TV media wall with acoustic wooden panelling with sockets hidden in floating cupboards below, radiator,

Open Plan Kitchen/Dining Area: 17' 2" x 11' 7" (5.22m x 3.53m) Tile floor, dual aspect windows.

Dining Area: Breakfast bar area, radiator.

Kitchen: Tile floor. Range of fitted wall cupboards with down lights and matching base units with worktop space and upstands above, 1.5 stainless steel sink and drainer, built-in double electric fan assisted oven/grill, 4 ring gas hob with extractor hood over, integrated dishwasher, space and plumbing for dishwasher, space for refrigerator/freezer.

Spindle Staircase to First Floor and Landing area: LVT flooring, access to roof space, light tunnel to ceiling providing natural light. Airing cupboard with slatted shelves and hanging rail, radiator.

Bedroom One: 12' 11" x 10' 2" (3.94m x 3.11m) Wood effect LVT floor. Two-built in bespoke wardrobes with shelves and double rails, radiator.

Sliding Barn Door into Ensuite Shower Room: 10' 2" x 3' 11" (3.11m x 1.19m) Tile floor with electric underfloor heating, spotlights to ceiling and bluetooth speaker, vanity sink unit housing wash hand basin, low level flush wc,

circular illuminated heated mirror, dual toothbrush charger. Fully tiled niche double shower cubicle with dual head rainfall shower, heated towel rail.

Bedroom Two: 11' 1" x 9' 3" (3.38m x 2.81m) Wood effect LVT floor, dual aspect window, radiator.

Bedroom Three: 11' 2" x 7' 7" (3.40m x 2.31m) Wood effect LVT floor, Bespoke built-in double door bespoke wardrobe with shelves and hanging rail on one side, radiator.

Bathroom: 7' 5" x 5' 10" (2.26m x 1.79m) Tile floor. Pedestal wash hand basin with tiled splash, toothbrush charger, panel bath with mains fed shower above and shower screen, partly tiled walls, heated towel rail.

Outside : Approached over an Indian stone slab pathway with a small lawn area, lavender border, a rowan berry and a cherry blossom tree. The front and side garden is enclosed by mature hedges. The property enjoys a good size corner plot location with enclosed gardens predominantly to the side mainly laid to lawn with a good size indian stone slab patio area with an indian stone slab pathway leading to a timber gate beyond providing access onto the brick paved parking area and the garage. Log store area, covered electric sockets & external lighting. The present owners have also installed a outside dog bath with both hot and cold water available.

Fully Insulated Timber Frame Garage/Workshop with side storage area: 13' 9" x 13' 8" (4.19m x 4.16m) Electric operated roller door, concrete base with insulated walls and roof. Rear steel security personnel door, ample sockets and led lighting. Socket point set up for an electric vehicle, external tap. Security lighting. Brick block paved parking area to the front to accommodate two vehicles. This building lends itself to a number of uses (is) garden room, home office (subject to any necessary planning consents).





Council Tax Band 'B' EPC Rating 84|B:

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

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

Services: We are informed that the property is connected to mains water, electricity, gas and drainage.

Directions: From the A5/A483 Oswestry bypass take the A495 signposted to Whittington/Ellesmere. Continue into the village of Whittington after passing the village shop on

the right, right at the 'T' junction. Continue for a short distance and the property will be identified on the right handside by the agents for sale board.

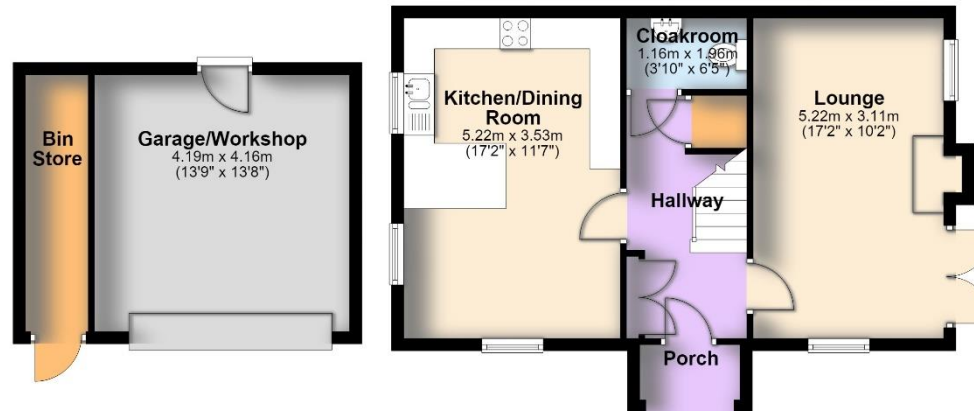
What3Words: ///cleans.stunts.estimated:





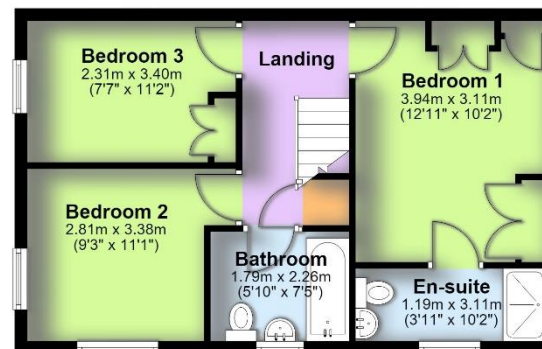
Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.6 sq. feet)

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