

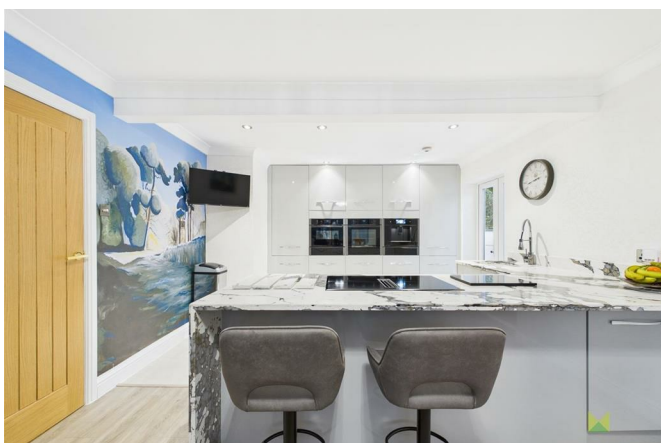
# The Sheal Nr Oswestry Pant SY10 9QE



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £340,000**

## The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- LOUNGE AND IMPRESSIVE KITCHEN/ DINING ROOM
- FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- DRIVEWAY AND GARAGE WITH AMPLE OFF ROAD PARKING
- VIEWINGS HIGHLY RECOMMENDED
- ENVIABLE VILLAGE POSITION CLOSE TO AMENITIES
- TWO BEDROOMS AND FURTHER BEDROOM/ DRESSING ROOM
- LARGE GARDENS TO THE SIDE AND REAR- FURTHER COURTYARD
- ENERGY PERFORMANCE RATING 'E'
- OFFERED FOR SALE WITH NO ONWARDS CHAIN



### **\*\*\* CONTEMPORARY DETACHED BUNGALOW WITH LARGE GARDENS \*\*\***

**An opportunity to purchase this immaculately presented and much improved three bedroom detached bungalow set in an enviable plot with large gardens to the side and rear, providing the perfect space for entertaining with friends and family.**

**Occupying an enviable position in this popular self sufficient village boasting village store/post office, school, church, bus service and lovely countryside walks.**

**The property comprises of Reception Hall, Lounge, Impressive Open Plan Kitchen/ Dining Room, Two Double Bedrooms, Further Bedroom/ Dressing Room, Bathroom and Shower Room.**

**Having benefit of oil central heating, double glazing, large driveway and garage with off road parking, and large gardens to the rear.**

### **Viewings essential**

#### **Property details**

##### **LOCATION**

The property occupies an enviable elevated position with stunning views in the heart of this popular village, perfect for commuters with ease of access to the A5/M54 motorway network. Pant is self sufficient with excellent facilities including school, general store, churches, restaurant/public house, recreational facilities, nearby golf club and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find national and independent stores along with the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

##### **ENTRANCE**

Stairs lead from the driveway up to the covered entrance with composite door leading into,

##### **RECEPTION HALL**

Covered entrance, door leads into the Reception Hall. Radiator, access to loft space, double doors opening to storage cupboard. Further doors leading off,

##### **LOUNGE**

A well lit and spacious room with window to the front aspect and double opening patio doors leading out to the composite decking area. Feature fireplace with surround and hearth housing gas fire. Radiator, coved ceiling

##### **IMPRESSIVE KITCHEN/ DINING ROOM**

The kitchen is attractively fitted with a contemporary range of grey high-gloss base units, with range of cupboards and drawers with work surfaces over. A range of high-quality integrated appliances including

a dishwasher and fridge/freezer with matching fascia panels. Additional appliances comprise a self-cleaning oven/grill, oven/microwave and coffee machine. An inset four-ring induction hob. Peninsular divide creates a practical divide and incorporates a breakfast bar overhang.

##### **KITCHEN/ UTILITY ROOM**

A versatile multi-purpose room currently used as a utility room/second kitchen area. This space provides access to the Laundry Room, which offers potential for conversion into an ensuite, creating a fourth bedroom if desired. Benefiting from a window to the front aspect and a fitted radiator.

##### **BEDROOM 1**

Double bedroom with window to the side aspect. Radiator,

##### **BEDROOM 2**

Double bedroom with window to the side aspect. Radiator,

##### **BEDROOM 3/ DRESSING ROOM**

Double bedroom with window to the side aspect. Radiator. A versatile room currently used as a dressing room with range of fitted wardrobes.

##### **BATHROOM**

With window to the rear aspect and suite comprising of jacuzzi style bath with shower head over. Vanity unit with wash hand basin and concealed WC. Wall mounted LED mirror. Partially tiled walls and tiled flooring. Heated towel rail.

### SHOWER ROOM

With window to the rear aspect and suite comprising of shower cubicle. WC and vanity unit with wash hand basin. Wall mounted LED mirror. Partially tiled walls, tiled flooring and Heated towel rail.

### OUTSIDE

To the front of the property is a generous tarmac and gravel driveway providing ample off-road parking for several vehicles, partially enclosed by a low-level wall. Steps to the side of the property lead to a side courtyard, while further steps to the front give access to the main entrance.

A fully glazed door opens out to the side of the property, where there is a composite decked area featuring a hot tub and a pergola with removable roof and side panels, offering shelter when required. The rear garden is arranged over several tiers, with steps leading to different levels, presenting excellent potential for further landscaping and the creation of an enjoyable outdoor space. A further courtyard area which benefits from afternoon sun, ideal for outdoor seating.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold..

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

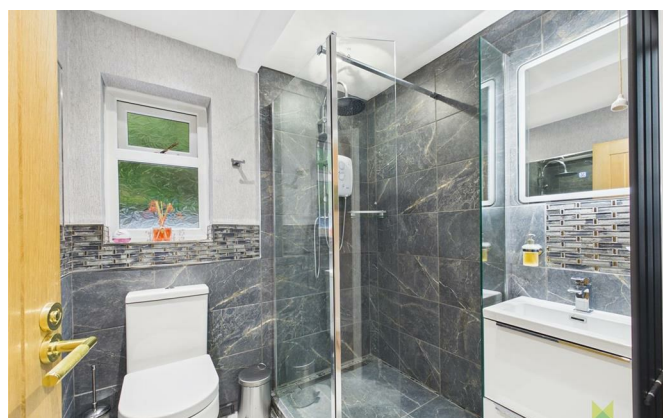
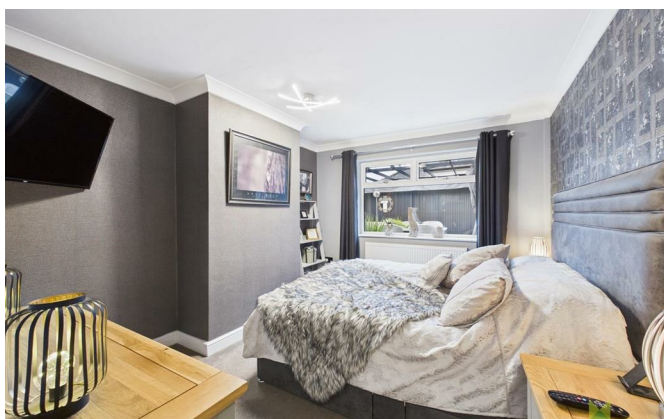
### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



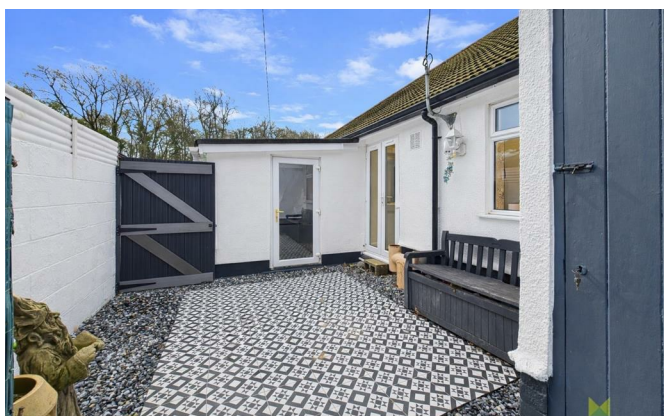


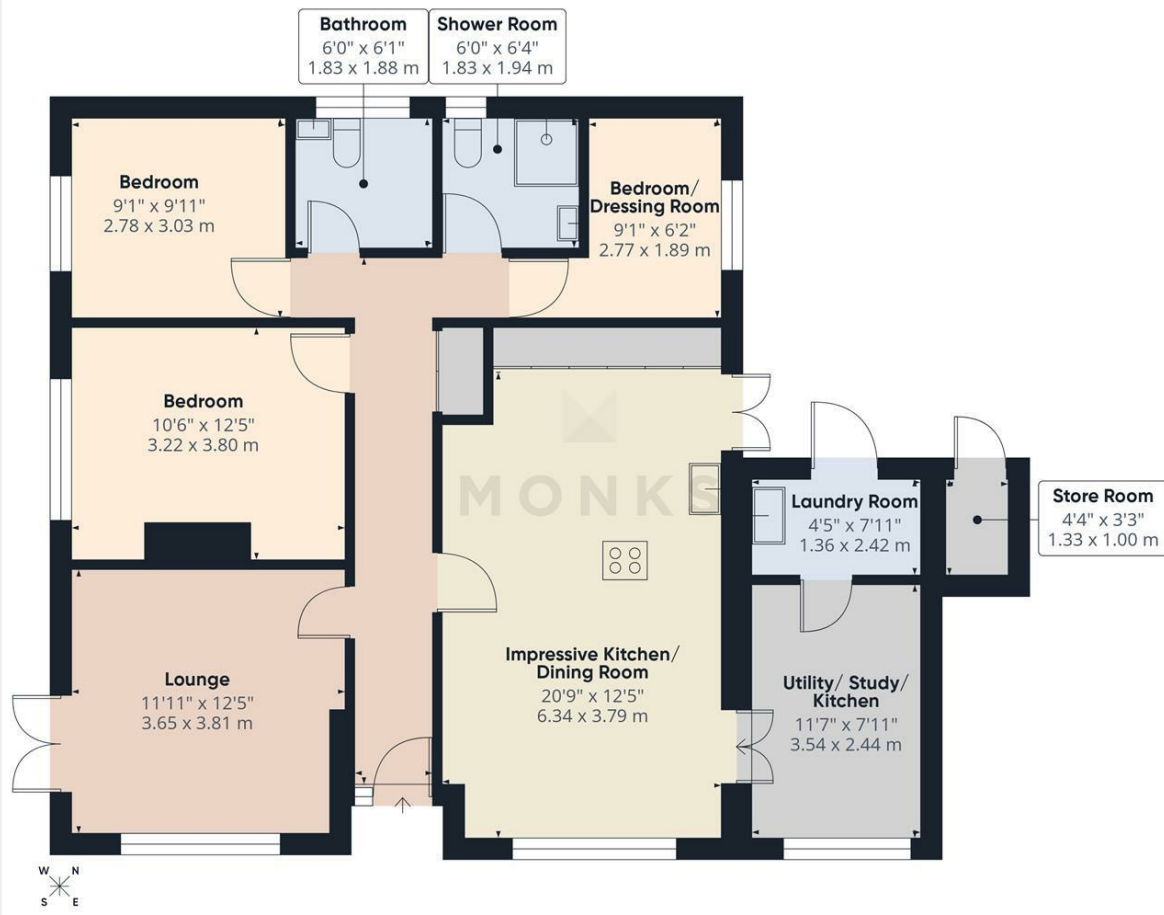
MONKS



## The Sheal , Nr Oswestry, Pant, SY10 9QE.

3 Bedroom Bungalow - Detached  
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Approximate total area<sup>®</sup>  
1055 ft<sup>2</sup>  
97.8 m<sup>2</sup>

(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



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## Get in touch

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Click. www.monks.co.uk

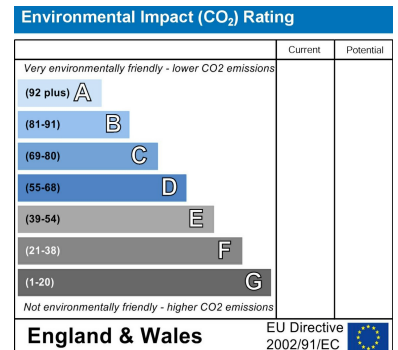
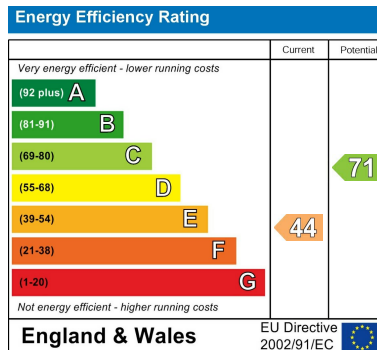
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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