

BOWEN

PROPERTY SINCE 1862



Guide Price £315,000

The Roses, Hengoed, Oswestry, SY10 7EU

3 Bedrooms 2 Bathrooms

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General Remarks

This spacious, immaculately presented property is located in the picturesque village of Hengoed and would make the ideal family home. The property has been maintained to a high standard and includes a triple aspect lounge, a modern kitchen/dining room with separate utility & WC. There are three double bedrooms to the first floor, with dressing room and en suite to the master, together with a family bathroom. The front and rear gardens are well established with flower beds and shrubs, together with two seating areas to the rear of the property providing the perfect place for entertaining. The property is warmed by oil fired central heating and has uPVC double glazing throughout. Off-road parking is afforded to the rear.

Location: Hengoed is a popular rural village with a public house situated approximately 3 miles away from the popular market town of Oswestry. Hengoed is easily accessible from the town itself which has a range of shops, schools and other amenities. The A5/A483 is close at hand and provides direct routes to the County Town of Shrewsbury, as well as the cities of Wrexham and Chester. Rail links are also excellent with Gobowen Station less than two miles away providing services to the larger centres.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Covered porch with composite door opening into:

Hallway: With wood flooring, stairs leading to the first floor and door to:

Cloakroom: Fitted with a low level WC, wash hand basin with vanity unit below and a mixer tap over. Radiator, vinyl flooring and an extractor fan.

Lounge: 22' 4" x 10' 2" (6.80m x 3.10m) A bright and spacious room running the full length of the property, having windows to the front and side aspects and French doors leading to the rear garden. With a recessed fireplace incorporating tiled hearth and beam above, radiator and TV point.

Kitchen/Dining Room: 22' 4" x 11' 10" (6.80m x 3.60m) The kitchen is fitted with a range of base and wall units in gloss style with solid block worksurfaces over incorporating an inset Belfast sink with mixer tap and a breakfast bar. There is a range style double oven with hob and extractor fan above, open shelving units, integrated appliances including dishwasher, fridge and freezer. The walls are partially tiled, there is space for a fridge, wood flooring, two radiators. spot lighting, under unit lighting and a tv point. Door leading to:

Utility room: 9' 10" x 7' 3" (3.0m x 2.2m) Fitted with base and wall units to match the kitchen along with block work surfaces over incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and space for tumble dryer, Worcester oil fired boiler, wood flooring, alarm panel, spotlighting, extractor fan and a radiator. Part glazing door to the rear.

First Floor Landing: With Velux Window, loft hatch, airing cupboard housing the hot water cylinder and doors leading to:

Bedroom 1: 10' 7" x 10' 6" (3.22m x 3.20m) With radiator and opening into:

Dressing Room: 10' 2" x 4' 11" (3.10m x 1.50m) Having spotlighting and door to:

En-suite Shower Room: 8' 2" x 6' 3" (2.50m x 1.90m) With suite comprising a tiled walk-in double shower with electric shower, low level WC and wash hand basin. Partly tiled walls, vinyl flooring, heated towel rail and extractor fan.

Bedroom 2: 12' 6" x 11' 10" (3.80m x 3.60m) Radiator.

Bedroom 3: 11' 10" x 9' 10" (3.60m x 3.00m) Radiator.

Family Bathroom: 9' 7" x 6' 7" (2.92m x 2.00m) Suite comprising panelled bath with shower screen, mixer tap and electric shower above, wash hand basin and low level WC. Vinyl flooring, part tiled walls, extractor fan, heated towel rail and roof light.

Gardens: The front garden consists of low maintenance gravel with flower beds and mature shrubs with a pathway leading to the front door. A further pathway leads to a gate giving access to the rear garden. The enclosed rear garden is well tended having a variety of flower beds along with landscaped gardens. A patio area extends along the width of the property with pathway leading through the garden to a private decked area. There is a garden shed/workshop, summerhouse. There is a gate at the rear that leads to two off-roading parking spaces.





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

Services: We understand the property is connected to mains water and electricity, with private drainage system. The property is warmed by oil fired central heating with the boiler located within the utility room.

Council Tax Band: Council Tax Band 'D'.

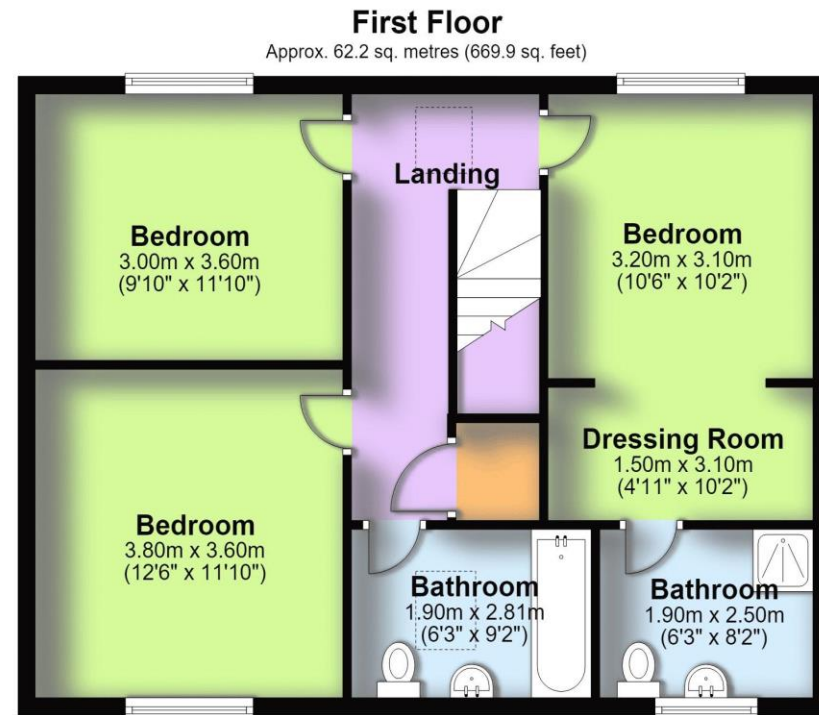
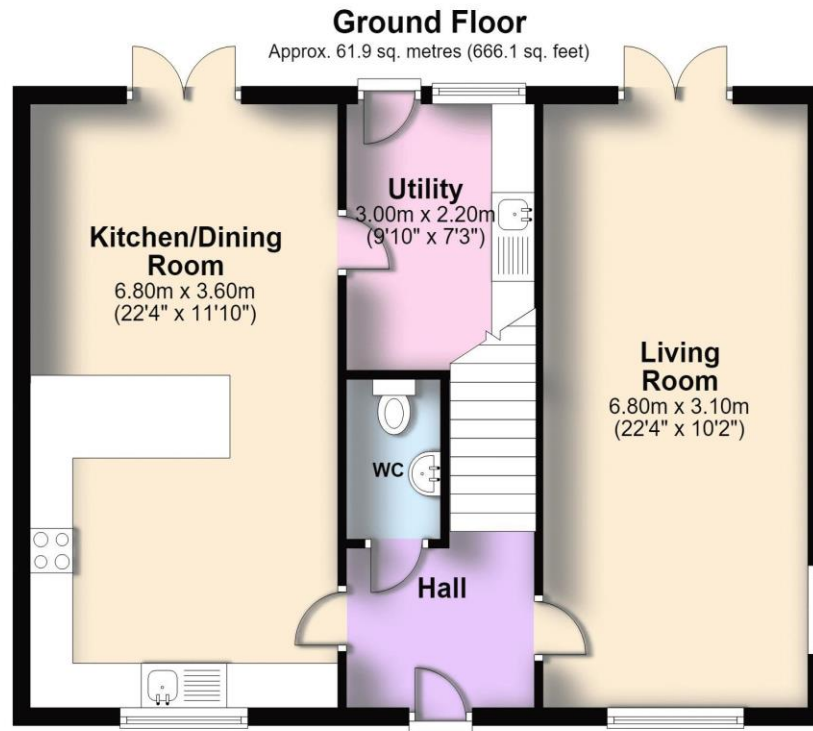
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating: 81 (B).

Directions: From the centre of Oswestry proceed along Willow Street bearing right onto Oakhurst Road. After approximately 1 mile turn right signposted Hengoed and Weston Rhyn. Proceed along this road for around 1.5 miles until you reach Hengoed. Turn right onto Willow Bank Meadows development, then turn into the private driveway on the left where the property will be located on your left identified by the agent's For Sale board.







Total area: approx. 124.1 sq. metres (1336.0 sq. feet)

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