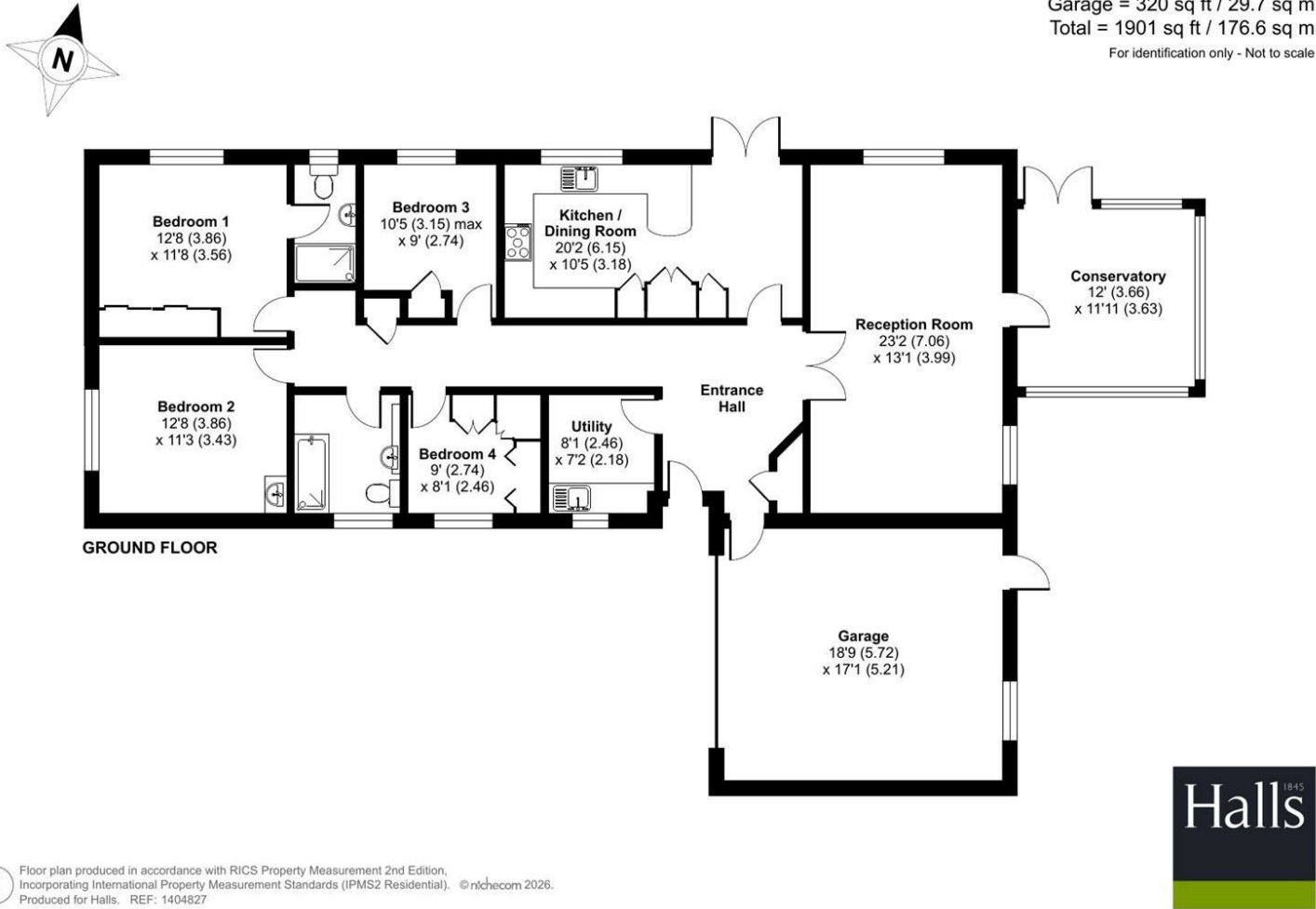


FOR SALE

Athlone Stargarreg Lane, Pant, Oswestry, SY10 9QN



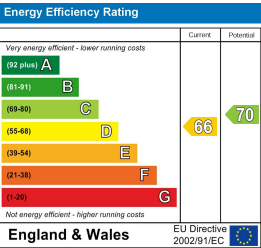
FOR SALE

Offers in the region of £475,000

Athlone Stargarreg Lane, Pant, Oswestry, SY10 9QN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An impressive and well-proportioned four-bedroom detached bungalow offering spacious and versatile accommodation, a conservatory, integral garage and driveway parking, occupying an elevated position within the popular village of Pant and enjoying attractive views across the surrounding countryside.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Substantial four-bedroom detached bungalow.
- Integral garage and ample off-road parking.
- Elevated village position with attractive countryside views.
- Exceptional and well-maintained garden.
- Well-presented throughout.
- Well suited to family living or those seeking single-storey accommodation.

DESCRIPTION

The property provides generously proportioned and thoughtfully arranged accommodation, ideally suited to family living or those seeking spacious single-storey accommodation. The layout centres around a large reception room which offers an excellent living and entertaining space, complemented by a conservatory enjoying views over the garden and surrounding area, creating a bright and relaxing additional sitting area.

A spacious kitchen/dining room forms the heart of the home, offering an integrated fridge freezer and dishwasher as well as a range master cooker. The space provides ample room for family dining and everyday use, and is supported by a separate utility room providing further practical storage and workspace. The accommodation includes four well-proportioned bedrooms, together with a family bathroom and an ensuite for the principle bedroom, making it well suited to families, guests or home working requirements.

The property is well maintained throughout and occupies an enviable position within the village, combining generous internal space with a pleasant outlook and convenient access to local amenities.

SITUATION

Pant is a highly regarded village situated on the outskirts of Oswestry, lying close to the Shropshire-Welsh border. The village offers a strong sense of community together with local amenities including a primary school, public house and village shop, while the nearby market town of Oswestry provides a comprehensive range of shopping, leisure and educational facilities. The area is well placed for access to the surrounding countryside, offering excellent walking and outdoor opportunities.

OUTSIDE

Externally, the property benefits from a generous driveway providing ample off-road parking and access to the integral garage which is also equipped with electric doors. The gardens are arranged for ease of maintenance and enjoy an elevated position, allowing for attractive open views across the surrounding area. The raised terrace and garden areas provide ideal space for outdoor seating and entertaining.

SCHOOLING

The area is served by a range of schooling options, with primary education available locally in Pant and surrounding villages, together with secondary and independent schooling available in Oswestry, including sixth-form provision.

SERVICES

We understand that the property benefits from mains water, electricity, and drainage, as well as oil central heating. None of the services, appliances or electrical systems have been tested by Halls.

TENURE

Freehold with vacant possession on completion.

W3W

What3Words///stammer.fillings.collision

LOCAL AUTHORITY

Shropshire Country Council.

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.