

BOWEN

PROPERTY SINCE 1862



Offers in the region of £439,950

🏠 4 Bedrooms 🚿 2 Bathrooms

3 The Croft, Queens Head, Oswestry,
Shropshire, SY11 4ED

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General Remarks

A substantial four bedroom detached property situated in a generously sized plot with an open aspect to the rear onto the adjoining countryside.

The property offers spacious and well planned living accommodation alongside ample off-road parking and an attached double garage. The property is warmed by oil fired central heating with the boiler located in the garage.

The rear gardens are a notable feature of the property and retain their privacy. The property's location provides for easy access onto the surrounding road network, with excellent links to Shrewsbury, Oswestry and beyond. Early inspection recommended.

Location: The property is situated in Queens Head, which includes a renowned public house and provides easy access onto the A5. This provides a direct link to the nearby market town of Oswestry (4 miles) and the historic county town of Shrewsbury (15 miles). Both offer a comprehensive range of shopping and leisure amenities. The local primary



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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.

school is situated in West Felton and the property is currently situated within the catchment for the well respected Corbet Secondary School situated in nearby Baschurch (8 miles). The renowned Packwood Haugh, Oswestry School and Morton Hall School are also nearby.

Accommodation

A part glazed door at the front of the property leads into:

Porch: 5' 7" x 2' 11" (1.71m x 0.90m) Tiled floor and part glazed door into:

Hall: 15' 1" x 8' 3" (4.60m x 2.52m) max Radiator, stairs to first floor landing, understairs storage cupboard and doors off to:

Cloakroom: 6' 11" x 2' 8" (2.11m x 0.81m) Concealed flush w.c., wash hand basin with vanity unit below, heated towel rail and tiled walls.

Living Room: 15' 9" x 12' 11" (4.80m x 3.93m) Gas fireplace, radiator, TV point, telephone point, automated curtains and archway to:

Dining Room: 12' 11" x 9' 5" (3.93m x 2.86m) Radiator, glazed door to Kitchen and separate door to:

Conservatory: 12' 10" x 12' 4" (3.91m x 3.75m) max Tiled floor, radiator and glazed doors to gardens.

Kitchen: 11' 11" x 9' 10" (3.64m x 3.00m) Range of fitted base units and eye level wall cupboards, fitted worktops with inset 1.5 bowl stainless steel sink/drainer, integrated double oven, separate hob with extractor hood over, integrated dishwasher,

integrated microwave, tiled floor, part tiled walls, TV point and door to:

Utility: 9' 11" x 6' 5" (3.01m x 1.95m) Fitted base units with worktop over and space/plumbing beneath for washing machine/tumble dryer. Space for fridge freezer, tiled floor, part tiled walls, radiator and door to:

Garden Room: 8' 10" x 8' 5" (2.69m x 2.56m) Tiled floor, part glazed door to garden and separate door to garage.

Stairs to first floor landing: Large airing cupboard housing hot water cylinder and slatted shelving, access to loft space and doors off to:

Bedroom 1: 12' 6" x 10' 8" (3.82m x 3.25m) Range of fitted wardrobes, bedside tables and dressing table. Radiator, TV point and views of fields to the rear. Door to:

En Suite: 8' 5" x 3' 10" (2.57m x 1.18m) Suite comprising large walk in shower cubicle with mixer shower, wash hand basin with vanity unit below and concealed flush w.c. Tiled walls and heated towel rail.

Bedroom 2: 13' 5" x 12' 1" (4.10m x 3.69m) max Range of fitted wardrobes, dressing table and drawers. Radiator.

Bedroom 3: 12' 4" x 10' 1" (3.75m x 3.08m) Built in wardrobe and radiator.

Bedroom 4: 12' 1" x 8' 11" (3.68m x 2.72m) Fitted wardrobe, radiator and views over fields to rear.









Family Bathroom: 8' 5" x 7' 7" (2.56m x 2.31m)
Suite comprising corner spa bath, large walk in shower cubicle with multi jet shower, wash hand basin with vanity unit below and concealed flush w.c. Tiled walls and heated towel rail.

Double Garage: 20' 9" x 20' 7" (6.32m x 6.28m) max
Two up/over doors to driveway, Mistral oil fired boiler and light/power facilities laid on.

Outside: At the front of the property there is a large driveway bordered by lawns, an ornamental pond with water feature and a paved patio. A side access path leads to the rear gardens which include level lawns, a paved patio, flowering beds, mature shrubs and a mature fruit tree. The gardens offer a delightful aspect onto the adjoining countryside beyond.

EPC Rating: EPC Rating - Band 'D' (61).

Council Tax Band: Council Tax Band - 'E'.

Local Authority: Shropshire County Council.

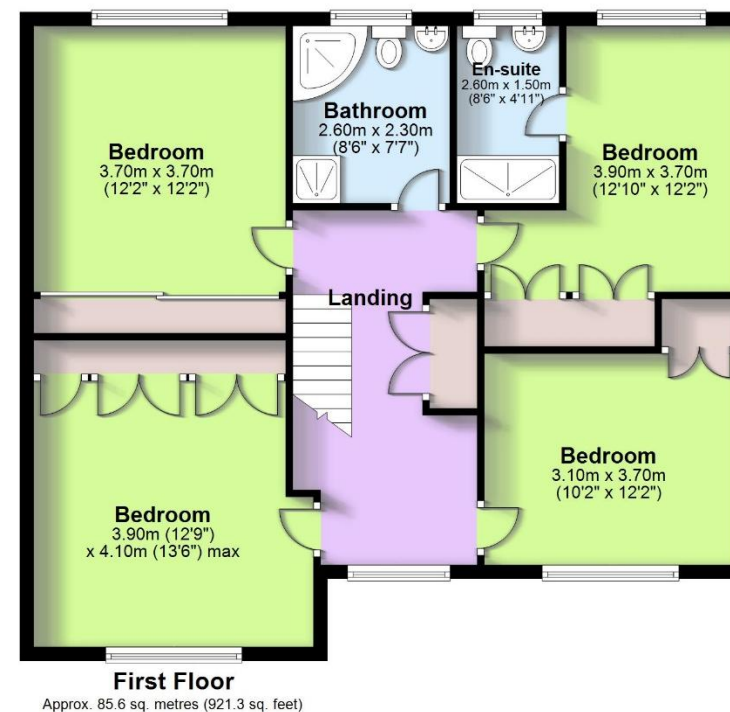
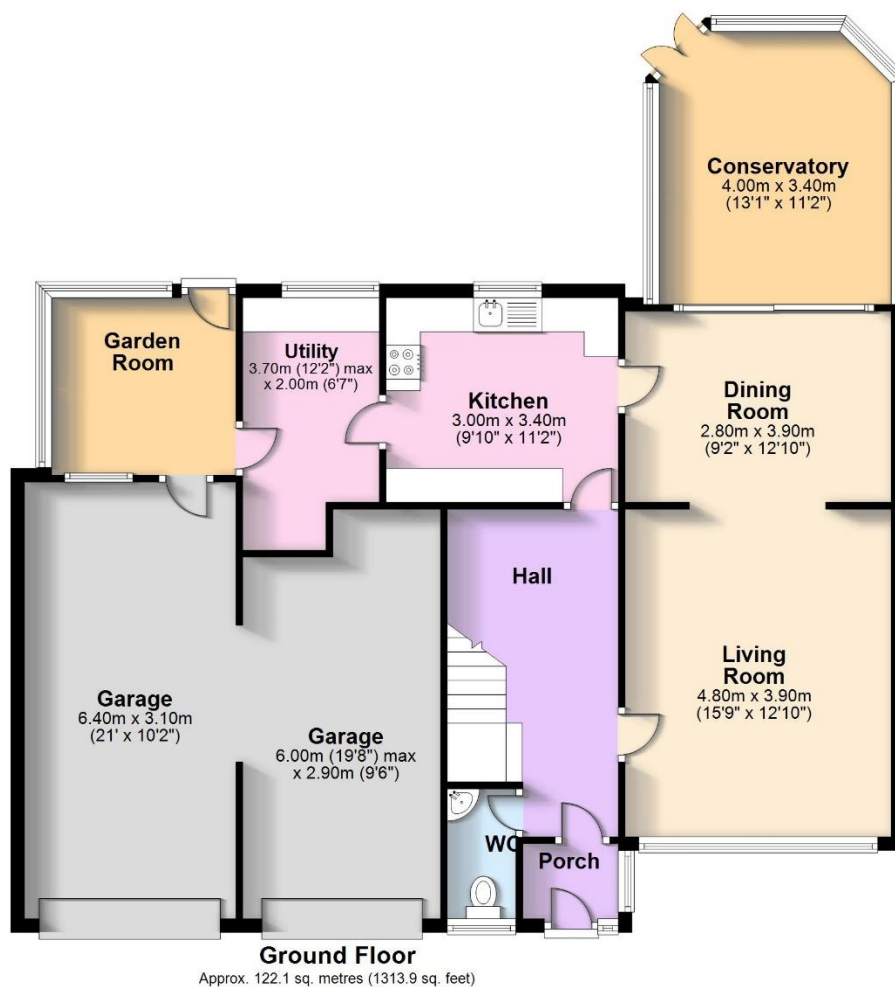
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property has mains water, electricity and drainage connections. The property is warmed by a private oil fired central heating system with a bottled gas fire in the Living Room.

Directions: From Oswestry take the A5 south towards Shrewsbury. At the Queens Head junction turn left before following the road ahead passing the public house and the property will be found a short distance further along on the left hand side, as identified by the agent's for sale board.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Total area: approx. 207.7 sq. metres (2235.2 sq. feet)

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

