





Silverdale Chapel Lane, Knockin Heath, SY10 8EB
Offers In The Region Of £575,000

Silverdale is an extended and well-maintained detached bungalow set in approximately 1.23 acres of beautifully landscaped gardens in the peaceful hamlet of Knockin Heath. The property offers spacious accommodation, a range of useful outbuildings, and excellent privacy with the benefit of surrounding fields. In brief the accommodation affords Entrance hall, living room, kitchen, dining room, utility, shower room, cloakroom, porch, four bedrooms and bathroom.





Floor Plan
(not to scale - for identification purposes only)



LOCATION

The property is situated within the lovely Shropshire countryside in the hamlet of Knockin Heath which is close to the larger villages of Knockin and Kinnerley. Nearby Kinnerley benefits from a local shop, post office, recently refurbished public house, highly regarded primary school, church and communal tennis court. Knockin offers a few more local amenities, including a medical centre local shop, and Public house. Further amenities can be found in the larger town of Oswestry which provides a wealth of amenities including shopping, supermarkets, leisure facilities, restaurants and cafés. The A5 provides access to Chester, Shrewsbury and towards Telford and the M54 and M6, with rail services available at Shrewsbury, including services to Birmingham and London.

APPROACH

The property is approached via a galvanised gate leading onto a gravelled driveway with ample parking.

ENTRANCE HALL

Through uPVC front door, wood flooring, ceiling light, radiator. built in storage and doors off too;

LIVING ROOM

15'8 x 10'11 (4.78m x 3.33m)

An extension to the property, offering dual aspect with windows to the front and side, raised log burner, wood effect flooring, radiator and ceiling light. door into;

KITCHEN

13'8 x 9'5 (4.17m x 2.87m)

A modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the garden. Integral oven and electric hob, integrated dishwasher and void for fridge/freezer. Tiled flooring, part tiled walls, spot lighting and radiator. Door into;

DINING ROOM

8'7 x 9'5 (2.62m x 2.87m)

UPVC overlooking the rear garden, wood effect flooring, ceiling light and radiator. Door into;

SIDE PORCH

7'8 x 5'10 (2.34m x 1.78m)

Ideal office space or play room. With hard wood entrance door, uPVC window to the rear, radiator and ceiling light.

UTILITY

8'7 x 7'3 (2.62m x 2.21m)

Fitted with base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window, wall cabinet, extractor fan, tiled flooring, ceiling light and radiator. UPVC door into the rear garden and door into;

SHOWER ROOM

4'11 x 7'4 (1.50m x 2.24m)

Modern suite comprising enclosed shower cubicle and pedestal wash hand basin., UPVC window to the side, extractor fan, wood flooring, radiator and ceiling light. Door into;

CLOAKROOM

5'2 x 3 (1.57m x 0.91m)

Low level WC, part panelled walls, continuation of wood flooring, and ceiling light.

BEDROOM ONE

11'4 x 10'10 (3.45m x 3.30m)

Double room with uPVC bay window to the front overlooking the garden, ceiling light and radiator.

BEDROOM TWO

9'10 x 10'10 (3.00m x 3.30m)

Double room with uPVC bay window to the front overlooking the garden, ceiling light and radiator.

BEDROOM THREE

6'11 x 10'11 (2.11m x 3.33m)

With uPVC window to the side, ceiling light and radiator.

BEDROOM FOUR

8'4 x 8'4 (2.54m x 2.54m)

With uPVC window overlooking the rear garden, ceiling light and radiator.

BATHROOM

8'7 x 6'7 (2.62m x 2.01m)

Three piece suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Part tiled walls, tiled flooring, uPVC window to the side, fitted storage cupboard, and radiator.

EXTERNAL**OUTBUILDINGS**

The property includes a wide range of useful outbuildings, all of which offer great potential for various uses. There is a detached workshop, a carport, a store room, and a potting shed. In addition, a wood store and a dog kennel provide further utility.

GARDENS

The gardens are a real feature being landscaped by the current owners to offer private patio and sitting areas, wildlife garden with ornamental trees and topiary hedges. There is an enclosed rear garden with a variety of plants and shrubs, leading around to the side where the oil tank and oil fired boiler is located.

There is a gravelled driveway with turning area offering ample parking.

Agent Note

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. Septic tank and oil central heating. We understand the Broadband Download Speed is: Standard 4 Mbps & Superfast 48 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D - Shropshire. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

WHAT3WORDS: ///perfumed.glaze.assure

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.