GLYN | TREFONEN ROAD

| OSWESTRY | SY11 2TW

A most desirable double bay fronted mature detached house with tandem double garage, stores and attractive gardens, whilst sitting in a slightly elevated position in a sought after area on the outskirts of town, with wonderful far reaching views to the front over Oswestry School playing fields - No Upward Chain.

Offers in the region of £400,000

2 3 1 D

- **Mature Detached House**
- **Sought After Edge of Town Location**
- **Two Reception Rooms and Conservatory**
- **Three Bedrooms and Bathroom**
- **Driveway and Tandem Double Garage**
- **No Onward Chain**

DIRECTIONS

Proceed along Church Street passing the Wynnstay Hotel and turn right at the traffic lights into Upper Brook Street. Continue over the mini roundabout into Trefonen Road and proceed where the property will be observed on the right hand side as identified by our For Sale board.

SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

DESCRIPTION

Glyn enjoys a sought after edge of town location with delightful views over Oswestry School playing field. Occupying a slightly elevated position, to the ground floor the property enjoys two reception rooms, a kitchen/dining room and conservatory. To the first floor the property benefits from three bedrooms and a bathroom. A driveway provides generous parking with garage and gardens to front and rear.

SOLAR PV PANELS

The property benefits from roof-mounted Solar PV panels, installed in 2011. The last four quarterly payments for the solar panels feed in tariff would amount to £1,535.36 (which would incorporate the last payment in March 2026).

PORCH

RECEPTION HALL

With attractive wood block flooring, coved ceiling, built in cloaks cupboard, built in floor to ceiling double storage cupboard, staircase to the first floor.

GUEST CLOAKS / WC

With tiled floor, wash hand basin with tiled splash, low flush WC.

KITCHEN / DINER

With tiled floor, extensive granite work surfaces with upstand and built in stainless steel sink unit, NEF GAS FOUR RING HOB unit with integrated FILTER HOOD overhead, built in ELECTRIC NEF DOUBLE OVEN. A good selection of oak faced base and eye level cupboards including drawer unit, tray store and eye level glazed display cabinet, space and plumbing for a dishwasher, tiled range recess with inset oil fired STANLEY RANGE COOKER, fitted cupboard and wine rack. Ample space for good sized dining table.

WALK-IN PANTRY

With tiled floor and fitted shelving.

Leading off the kitchen is:

GARDEN ROOM

With terracotta style tiled floor, wraparound UPVC double glazed windows, solid ceiling / roof, twin French doors leading to the outside.

SITTING ROOM

With attractive brick fireplace having oak mantle, slate hearth with woodburning stove, picture rail, wide bay window with wonderful views over the front garden and school playing fields beyond.

LIVING ROOM

With wood blocked flooring, coved ceiling and picture rail. Attractive polished marble fireplace and hearth with inset coal effect living flame gas fire.

FIRST FLOOR

LANDING

With Velux roof light, two useful fitted storage cupboards, built in factory insulated hot water cylinder with immersion heater. Access to loft space.

BEDROOM 1 (DOUBLE)

With excellent range of wall to wall fitted wardrobes with wood effect faced sliding doors, coved ceiling and picture rail, wide bay window providing stunning elevated views over Oswestry School playing fields.

BEDROOM 2 (DOUBLE)

With fitted modern wardrobe range having wood effect sliding doors, wide bay window providing stunning views over Oswestry School playing fields.

BEDROOM 3

With coved ceiling and picture rail.

BATHROOM

With tiled floor, panelled bath, having chrome mixer tap with shower attachment, tiled walls above, including direct feed wall shower unit, fitted vanity unit with display top, half inset wash hand basin and double cupboard under, close couple WC with concealed system, further tiled walls, fitted wall mirror with lighting unit, wall electric shaver socket, ladder radiator.

OUTSIDE

Approached over a recessed tarmacadam entrance, which leads onto a generous sized parking and turning area, which extends up the side of the house to:

TANDEM BRICK DOUBLE GARAGE. A useful building, which could incorporate a workshop area. Adjoining is a lean to brick GARDEN STORE and COAL STORE.

THE GARDENS

The property offers a good sized plot with gardens to both the front and the rear. At the front adjacent to the parking area is a lawn with flagged pathway, particularly well stocked with a variety of spring bulbs, herbaceous plants and specimen miniature conifers. There is pedestrian access along both flanks of the house to the rear, which includes lawn divided by flagged pathway, further pathways connect and extend around, parts of one lawn with a FLAGGED TERRACE, herbaceous borders, shrubs and specimen conifers. Adjacent to the terrace is an ALUMINIUM FRAMED GREENHOUSE and a TIMBER GARDEN SHED. Oil storage tank. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, lights fittings and curtains / blinds are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas, and drainage are understood to be connected. Oil fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

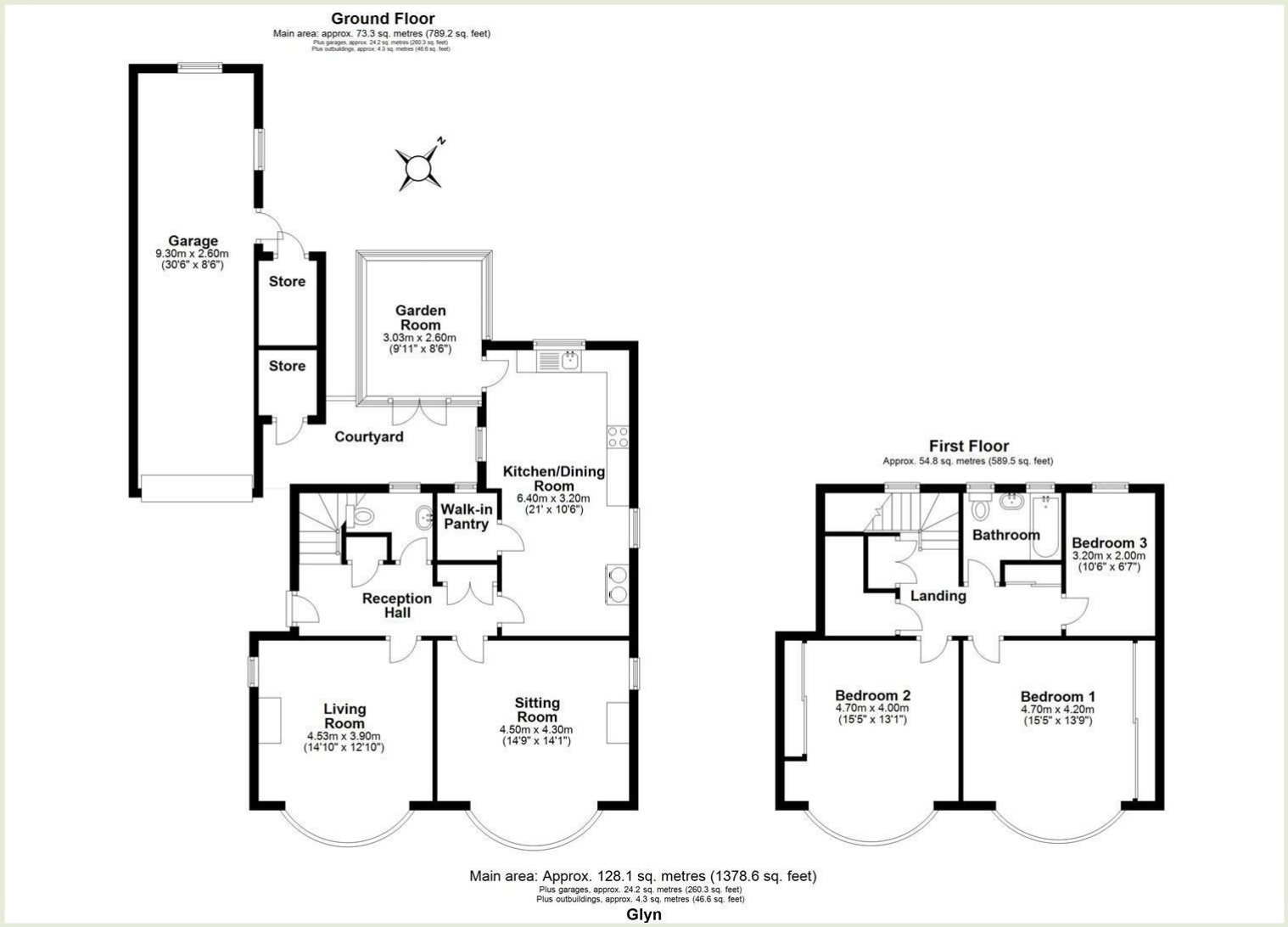
Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com

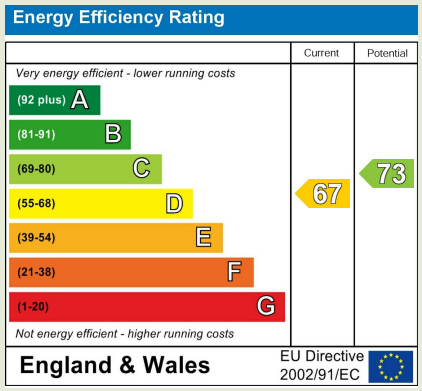
AGENTS NOTES

Buyers should note that there is a Boundary Agreement in place confirming the position of one of the side boundaries, and a new boundary fence has been erected along part of the agreed boundary line in accordance with that Agreement. Further details are available from the Agents' office.

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 (plus 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.





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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

Halls 1845

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.