





Haul-Y-Bryn Daisy Lane, Whittington, SY11 4EA
Offers In The Region Of £350,000

Haul-y-Bryn is a four bedroom dormer bungalow, pleasantly tucked away on the outskirts of Whittington, enjoying an extensive plot and offering spacious accommodation. In brief the accommodation affords ground floor Entrance hall, living room, kitchen/diner, utility, two bedrooms and shower room. To the first floor are a further two bedrooms one being ensuite. Externally there is driveway for parking several vehicles, detached garage, and landscaped gardens with patio entertainment area. Benefitting from no onward chain.



LOCATION

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

ENTRANCE HALL

With uPVC front door and glazed panel to the side, ceiling light, stairs to first floor and doors off to ground floor accommodation.

LIVING ROOM

Light and airy room with dual aspect overlooking the gardens, outbuilt fireplace (has been blocked up by the current owner), ceiling light and wall lights and radiator.

KITCHEN/DINER

Fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and void for appliances. Tiled flooring, ceiling light, window to the rear and built in storage cupboards. Door into;

UTILITY

Base units with work surfaces over and void for appliances. Tiled flooring, wall mounted boiler, window and door to the rear.

BEDROOM ONE

Double room with fitted wardrobes to one wall, and fitted bed side tables. Window overlooking the garden, radiator, ceiling and wall lights.

BEDROOM TWO

Double room with fitted wardrobes, fitted wall units offering ample storage and dressing table. Window to the side, radiator and ceiling lights.

SHOWER ROOM

Modern suite comprising electric shower, low level WC and wash hand basin. Tiles to floor and walls, window and extractor fan.

FIRST FLOOR**BEDROOM THREE**

Double room with fitted wardrobes and chest of draws, eaves storage, window overlooking the garden, radiator, wall and ceiling lights.

BEDROOM FOUR

Double room with window overlooking the garden, radiator and ceiling light. Door into;

ENSUITE BATHROOM

White suite comprising panelled bath, low level WC and wash hand basin. Vanity unit, window to the side, radiator, eaves storage and ceiling light.

EXTERNAL**GARAGE**

With electric up and over door, pedestrian door and power.

GARDEN

The property is set within sizeable wrap around gardens mainly laid to lawn. There is a raised patio entertainment area, garden shed and raised beds. To the front is a rockery area with pathway leading to the entrance hall. The garden is has fence borders, and offers gated access onto the parking area.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 3 Mbps & Superfast 70 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. We would recommend this is confirmed during pre-contact enquires.

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.

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



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.

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.