



Roger
Parry
& Partners

6 Lilleshall cottages, Nantmawr, Oswestry,
SY10 9HJ



**6 Lilleshall cottages, Nantmawr, Oswestry, SY10 9HJ
Offers In The Region Of £180,000**

Situated in a semi rural location, benefitting from beautiful countryside views and with good road connections. 6 Lilleshall Cottages is being sold with no onward chain and briefly comprises; Entrance porch, kitchen, living room, two bedrooms and bathroom. Externally offering a private garden and allocated parking for two.

Lilleshall cottages will be set within communal grounds benefitting from the beautiful countryside views, there will be an additional area for visitor parking, from which there will be a management charge.

SUMMARY

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LOCATION

The property is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional local amenities including a Post Office/Shop, Public House, Primary School and Church.

The market town of Oswestry is only approximately 3 miles away which has a comprehensive range of shopping, leisure and educational facilities.

REAR PORCH

Through PVC entrance door with window to the side, vinyl flooring, ceiling light, exposed stone wall, wood and glazed door into;

KITCHEN

7'7" x 7'5" (2.31 x 2.26)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven and hob with extractor hood above. Window to the side and rear elevation, ceiling light, tiled splash back and vinyl flooring. Door into;

LIVING ROOM

16'11" x 12'10" (5.16 x 3.91)

Light room with window and uPVC door opening onto the front garden with views towards the countryside. Tiled flooring, fireplace with inset wood burner, ceiling light, radiator, under stair storage and stairs rising to the first floor.

LANDING

With Skylight, ceiling light and doors off to;

BEDROOM ONE

15'1" x 9'6" (4.6 x 2.9)

Double room with fitted bed, two windows to the front with beautiful views, built in wardrobe, radiator, ceiling light and wall mounted boiler.

BEDROOM TWO

8'1" x 7'11" (2.46 x 2.41)

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

BATHROOM

White suite comprising panelled bath with shower over, WC and wash hand basin. Spot lighting, heater fan and sky light.

EXTERNAL

There is a good sized garden allocated to number 6 to include a lawned area to the front wrapping around to the side. A rear courtyard for bin storage and coal/wood store. There will be a right of access of the rear for the other properties to gain access.

In addition to this there is a communal area of ground, mainly laid to lawn with a variety of trees and shrubbery. The property will come with two allocated parking bays, along with visitor parking. The parking area is in the process of being laid and has not yet been finalised.

There will be shared services such as the gas supply, and a management charge is yet to be confirmed for the communal grounds, but there is an estimate of approximately £70 per month

GENERAL NOTES**TENURE**

We understand the tenure is freehold.

SERVICES

We are advised that there is mains electric and water.

There is currently a LPG gas tank fitted, but the owner is looking to change this to a sunken LPG gas tank which would be metered separately to each house, and there would be a maintenance charge for the tank. The drainage is a septic tank, which is shared between Lilleshall cottages, and two other properties - there will be a shared charge for this also.

COUNCIL TAX BANDING

We understand the council tax band is A with Shropshire county council. We would recommend this is confirmed during pre contact enquires.

The EPC rating is D



Local Authority: Shropshire County Council

Council Tax Band: A

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:

Proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road towards Nantmawr, and turn right onto Quarry lane. Follow the lane along where the property will be found on the left hand side

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334

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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.

