



Roger
Parry
& Partners

Alhambra Springbank, Trefonen, Oswestry,
Shropshire, SY10 9DL



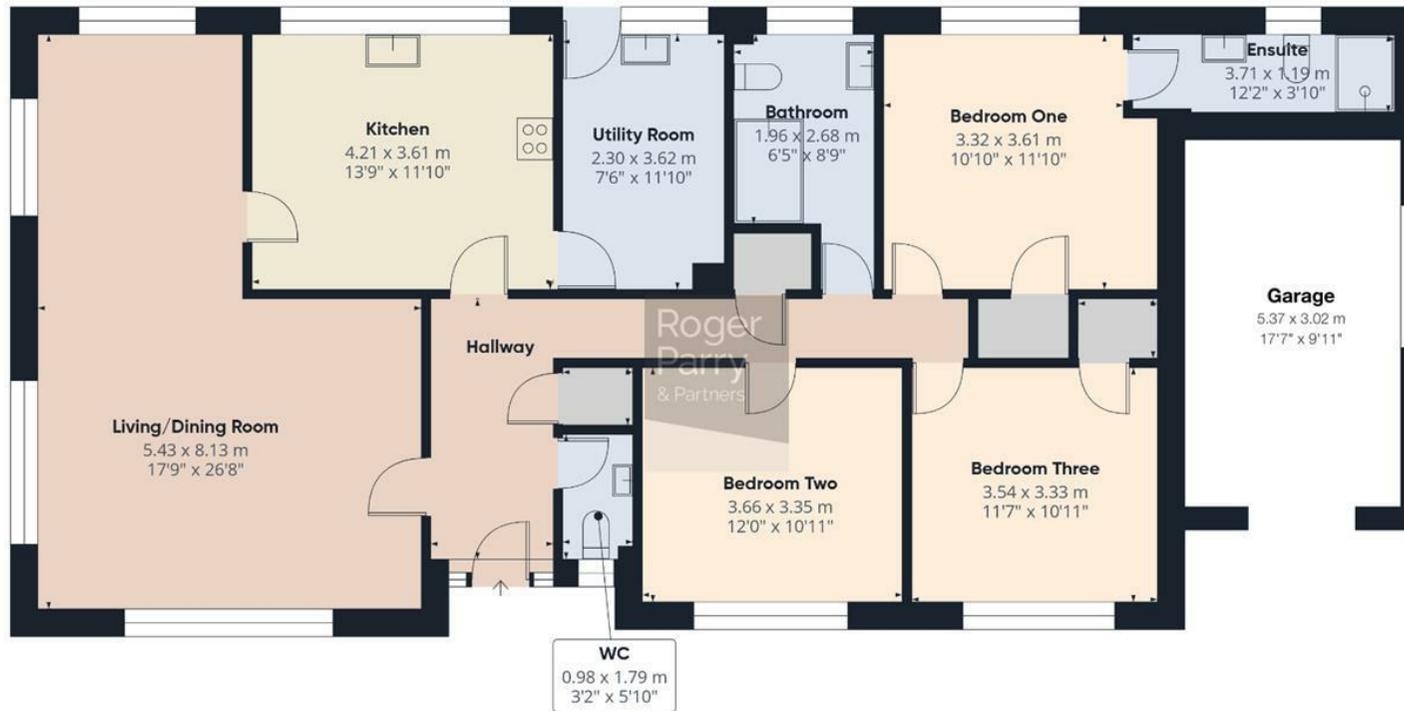
Alhambra Springbank, Trefonen, Oswestry, Shropshire, SY10 9DL
Offers In The Region Of £460,000

Alhambra is nestled within Trefonen which is a popular and welcoming village known for its strong community spirit and convenient local amenities. The accommodation affords Entrance hall with cloakroom, open plan living/dining room, kitchen, utility, three bedrooms, ensuite shower room and bathroom. Externally there is a garage, carport, driveway and beautiful wrap around gardens. The bungalow is situated in a slightly elevated position benefiting from beautiful countryside views.





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



Approximate total area⁽¹⁾

130 m²
1,410 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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LOCATION

Trefonen is a popular village in Shropshire, situated near the Welsh border and just a short distance from Oswestry. Known for its strong sense of community and attractive rural surroundings, it offers a peaceful village lifestyle while remaining well connected to nearby towns. The amenities of the village include post office/general store, primary school, public house/restaurant, church and ease of access to the busy market Town of Oswestry. There is direct access to the Offas Dyke, Nature reserves and beautiful open countryside ideal for walkers and cyclists.

ENTRANCE HALL

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

LIVING/DINING ROOM

17'9 x 26'8 (5.41m x 8.13m)

Light and airy room with large windows to the front, side and rear aspects overlooking the garden and beyond. L Shaped roomed with the living area to the front with radiator and ceiling light, and dining area to the rear with access into the kitchen.

KITCHEN

13'9 x 11'10 (4.19m x 3.61m)

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 grill, four ring hob with extractor hood over and void for appliances. Dining area with radiator and ceiling light, part tiled walls and door into the utility.

UTILITY

7'6 x 11'10 (2.29m x 3.61m)

Wall and base units with work surfaces over, inset sink and drainer, space and plumbing for washing machine, ceiling light, oil fired boiler, UPVC window to the rear elevation and UPVC door opening onto the garden.

BEDROOM ONE

10'10 x 11'10 (3.30m x 3.61m)

Principle bedroom with fitted wardrobes and vanity desk with mirror above, built in storage cupboard, UPVC window to the rear overlooking the garden, radiator and ceiling light. Door into;

ENSUITE

12'2 x 3'10 (3.71m x 1.17m)

Three piece suite comprising enclosed shower, low level WC and vanity unit with wash hand basin. Tiled wall, ceiling light, extractor fan, radiator and window to the rear.

BEDROOM TWO

12 x 10'11 (3.66m x 3.33m)

Double room with uPVC window to the front elevation, ceiling light, radiator, and built in storage cupboard.

BEDROOM THREE

11'7 x 10'11 (3.53m x 3.33m)

Double room with uPVC window to the front elevation, radiator and ceiling light.

BATHROOM

6'5 x 8'9 (1.96m x 2.67m)

Four piece suite comprising corner bath with shower over, low level WC, vanity unit with inset sink, and bidet. Tiled walls, radiator, extractor fan and frosted window to the rear elevation.

EXTERNAL**GARAGE**

17'7 x 9'11 (5.36m x 3.02m)

Up and over door, window to the side, power and lighting. With the garage being attached to the bungalow, there

DRIVEWAY

The property is approached over a long tarmac driveway offering parking for several vehicles, leading to the adjoined garage and car port.

GARDENS

To the front of the property there is a lawn garden area with a beautiful range of plants and hedged borders. There is a slab patio area to the front and to the side the pathway leads around the bungalow continuing the sweeping lawns. There is a further rear lawn garden with shed and enclosed fenced area providing storage for the recycling bins, and a gate to the oil tank beyond.

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, water and drainage services are connected. Oil fired central heating. We understand the Broadband Download Speed is: Standard 5 Mbps & Ultrafast 900 Mbps. Mobile Service: Good. 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 E - Shropshire. 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.



Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: E

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:

Leave Oswestry and enter Trefonen on the Oswestry Road. At the cross turn right into Bellan Lane. Take the second right into Old Post Office Lane then first left into Dallas Lane. Alhambra is the second drive on the right on the junction of Dallas Lane and Springbank. What3words: ///bonkers.cosmic.flying

Viewing arrangements

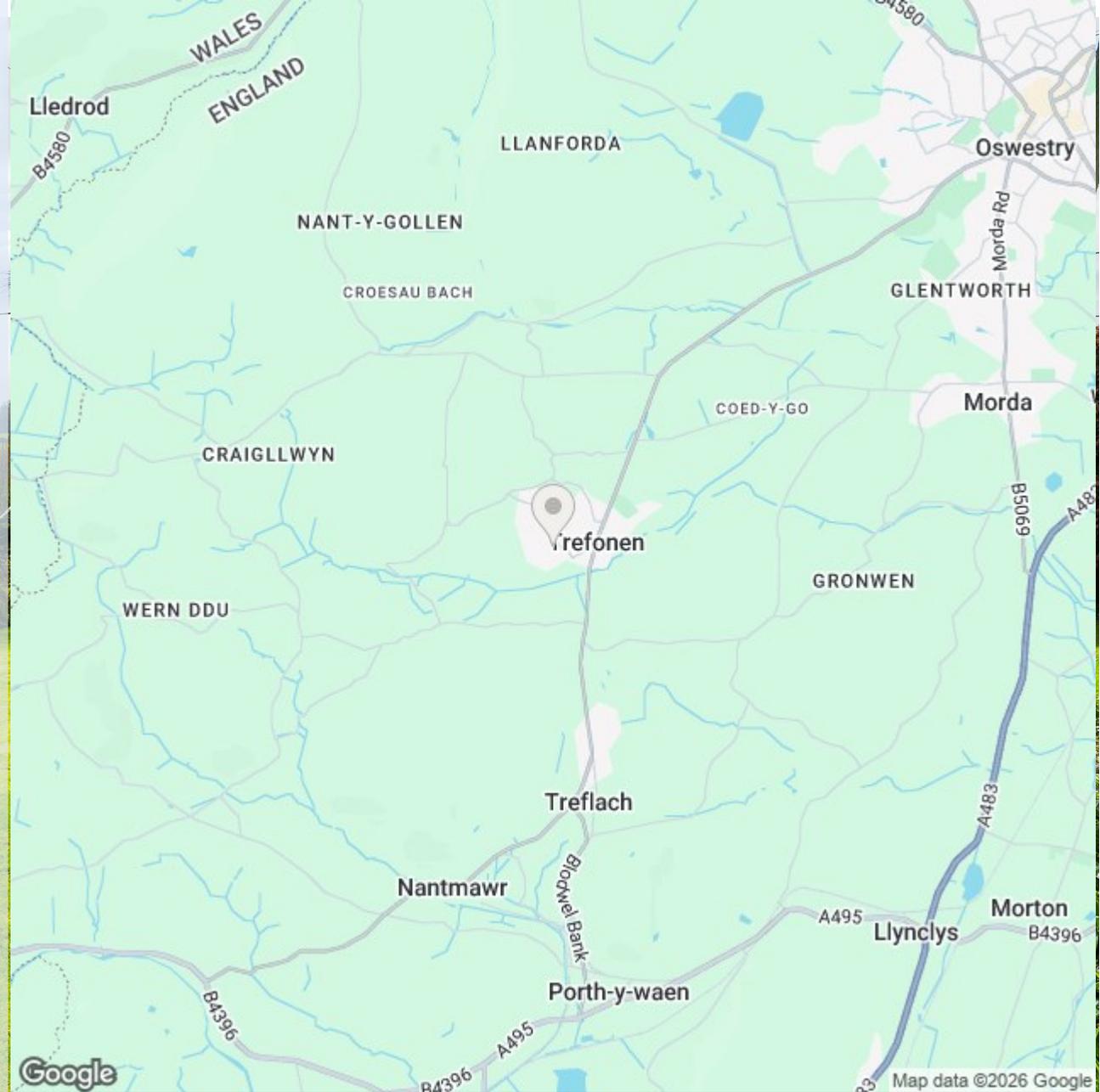
Viewing of the property is strictly by appointment only through:

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.