Roger Parry & Partners

Greengables Maesbrook, SY10 8QP

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Offers Over £300,000

A spacious detached bungalow situated on a generous plot in the sought after village location of Maesbrook. Set back in a quiet position, with views to the rear overlooking to open countryside. Greengables accommodation comprises entrance hall, living room, lounge, kitchen, sunroom, three bedrooms, and a family bathroom. Benefitting from NO ONWARD CHAIN, and beautiful well stocked gardens.

Softest
Andrex
Andrex

HALLWAY
Accessed from the side through a uPVC door, ceiling light, loft hatch and doors off to;

LIVING ROOM
20'6 x 11'10 (6.25m x 3.61m)
Light and airy room with windows to the side and rear overlooking the gardens and beyond. Open fire with surround, ceiling light and radiator.

LOUNGE
11'8 x 11'11 (3.56m x 3.63m)
A cosy room with window to the side and front, multi fuel burner with back boiler set on tiled hearth, built in storage cupboards, ceiling light and radiator.

KITCHEN
11'9 x 5'8 (3.58m x 1.73m)
fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, void for appliances, built in storage cupboard, radiator, ceiling light, window to the front and door into inner hall.

CONSERVATORY
10'6 x 9'11 (3.20m x 3.02m)
A beautiful room capturing the variety of birds and wildlife. With window's to all aspects, and door opening onto the garden and pathway.

CLOAKROOM
4'2 x 2'11 (1.27m x 0.89m)
Fitted with high flush WC and wash hand basin.

BEDROOM ONE
11'11 x 11'10 (3.63m x 3.61m)
Double room with window to the rear and side elevation overlooking the gardens, ceiling light and radiator.

BEDROOM TWO
15'5 x 8'11 (4.70m x 2.72m)
Double room with windows to the side and front elevation overlooking the gardens, ceiling light and radiator.

BEDROOM THREE
11'11 x 11'2 (3.63m x 3.40m)
Double room with window to the rear, built in wardrobe, ceiling light and radiator.

BATHROOM
Fitted with panelled bath and shower over, low level WC and wash hand basin. Window, part tiled walls and ceiling light.

EXTERNAL

FRONT
To the front of the property the garden is mainly laid to lawn with a pathway leading to the entrance. There is a well stocked garden with a variety of beautiful flower beds, shrubs and trees. Gated access to where the owner parks her car.

SIDE
To the one side there are two storage buildings, and further lawn area. To the other side there is flower beds, and shrubbery.

REAR
The rear garden is laid to lawn. The gardens have fence and hedges to boundaries.

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 services are connected. Drainage is through septic tank, and back boiler for the heating system. The current owner does not have broadband. We understand the Broadband Download Speed could be: Standard 6 Mbps & Superfast 67 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.

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.

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.

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

Approximate total area(1)
1129.65 ft²
104.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire
Council Tax Band: D
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:

This property is located off the main road in Maesbrook, up a track at the left hand side of another property called "The Old Post House". The start of this track can be located by using the What3words reference ///trousers.geese.hobbies and you should follow this track around to the right to locate Greengables at the end.

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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.