



Grange View, Turfmoor, Edgerley, Oswestry, Shropshire, SY10 8EW

£435,000

Enjoying a beautiful rural setting, this 4 bedroom detached house is set in just under half an acre of private gardens. Rich in character, Ground Floor accommodation provides: Entrance Hall, Large 19'11 x 14'5 Living Room, Attractive Dining Room With Wood Stove, Kitchen, Bathroom, Utility. Upstairs The Main Bedroom has a En-suite Jack and Jill Shower Room, 3 Further Bedrooms. OCH, DG, Ample Driveway Parking. Excellent Views. Sought After Location.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall 20' 1" x 6' 2" (6.12m x 1.88m)

Tiled flooring, radiator with ornate cover, double glazed window to the front, 2 under stairs storage cupboards. Staircase leads to First Floor Landing.

Living Room 19' 11" x 14' 5" (6.07m x 4.39m)

Feature brick fireplace with open grate and quarry tile hearth, 2 radiators, large double glazed window to the front, double glazed French doors lead onto extensive private garden.

Dining/Sitting Room 13' 0" x 12' 6" (3.96m x 3.81m)

Quarry tile flooring, exposed brickwork to recessed fireplace with slate hearth and cast iron multi-fuel stove inset, exposed ceiling timber, period corner cupboards to one alcove, large double glazed window to the front, double glazed side window, radiator. Large square opening to

Kitchen 12' 7" x 8' 4" (3.83m x 2.54m)

Quarry tile flooring, units with laminated work tops, deep tiled surround, inset glazed 1 1/2 bowl sink unit, integrated fridge, double glazed window to the rear, double glazed door to rear garden.

Ground Floor Bathroom

Attractively fitted with contemporary white suite including bath with shower over, wash basin set to vanity unit with cupboard beneath and to the side, WC double glazed side window, column style radiator.

Spacious First Floor Landng

Bedroom 1 14' 0" x 10' 10" (4.26m x 3.30m)

Radiator, double glazed window enjoys fine open views across open countryside to the front.

Jack and Jill Bathroom

Recently refitted with 3 piece suite including corner shower cubicle wash basin with cupboard beneath, WC, further cupboard, towel rail/radiator, shaver socket, double glazed window, extractor fan.

Bedroom 2 13' 3" x 12' 7" (4.04m x 3.83m)

Exposed ceiling timbers, radiator, double glazed window enjoying fine views over open countryside, fitted wardrobes and shelving to one wall.

Bedroom 3 14' 2" x 9' 0" (4.31m x 2.74m)

Radiator, double glazed window overlooking extensive garden.

Bedroom 4 10' 3" x 6' 6" (3.12m x 1.98m)

Radiator, double glazed window overlooking rear garden.

Outside - Front

The property is approached over a wide gravel driveway providing parking for several cars. Sandstone wall retains shrub bed with conifers and borders. Pathway to the side with gate leads to the rear.

Rear Garden

Extensive rear garden is approached onto a gravel and paved patio with useful adjoining Utility/Store. Beyond the patio is a large lawn with well stocked beds and borders. Fence with gate leads to further large lawn with vegetable garden and central shrub bed. The garden is enclosed by fencing and hedging.

Services

Mains water and oil fired central heating.

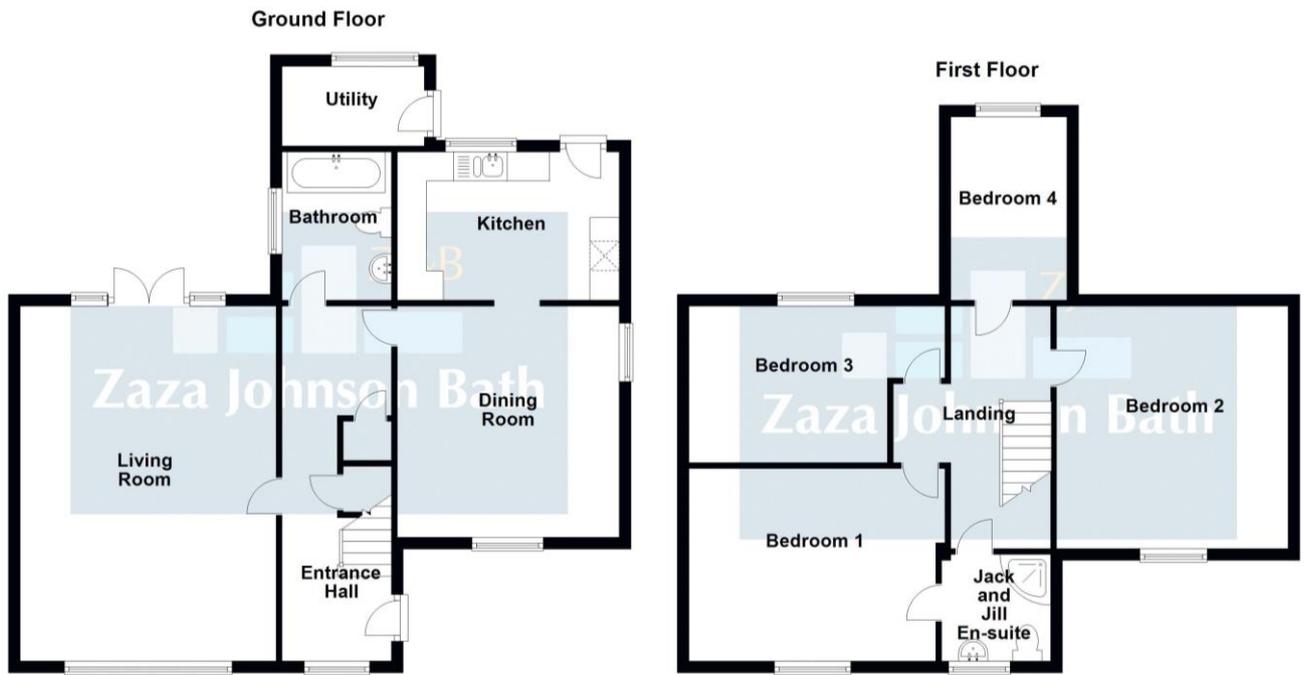
Agent's Note

The property undertook a pin piling stabilization scheme in 1994. Further details are available from the Vendor.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



FLOOR PLANS FOR GUIDANCE ONLY



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