

# Town & Country

Estate & Letting Agents



**The Tramway, Pant, SY10 9QG**

**Offers In The Region Of £495,000**

Town and Country Oswestry are honoured to offer to the market this SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME situated in a popular village location. This is truly a stunning property with lots of charm and character and tastefully decorated and presented throughout. The property boasts many original features such as exposed wooden flooring, original cast iron fireplaces, pine internal doors and many others. The wrap around landscaped gardens are a delight and ideal for entertaining family and friends on a warm summers day. Parking is available for a number of vehicles along with a detached single garage. Locate on the Tramway, The property enjoys a tucked away position in the pretty and highly regarded village of Pant and a viewing is essential to appreciate the location, size of the property and the accommodation on offer.

### Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching the village of Pant. Take the second turning on the left onto The Tramway. Follow the road down where the property will be found on the left hand side at the top of the private driveway.

### Introduction

If you're looking for spacious rooms and plenty of light, this stunning family home could be just the thing. Situated in the popular village of Pant and close to amenities such as a convenience store, post office, primary school, village hall and public house. There are excellent road links to the larger towns of Oswestry, Shrewsbury, Wrexham, Chester, Welshpool and Newtown.

### Entrance Porch



The property is approached from the driveway onto two steps up to the oak framed entrance porch which with a tiled roof and tiled flooring. An oak and decorative glass entrance door leads into the reception hallway.

### Reception Hallway 11'9" x 10'9" (3.60m x 3.30m)



This spacious hallway has original pine doors through to the kitchen, study and lounge. It has radiator and spotlights to the ceiling. Stairs lead to the first floor.

### Kitchen / Dining / Family Area



Very much the heart of this home, this room offers fantastic space for family life and entertaining. As well as a large kitchen, there is plenty of space for a large dining table and snug/family room.

### **Kitchen 13'6" x 11'2" (4.13m x 3.41m)**



This stylish kitchen is fitted with cream base and wall kitchen units with wood block work surfaces over, under unit lighting, display cabinets and a kitchen island unit. The kitchen comes equipped with an integral Belling electric oven with a hob over, an oil fired Rayburn, extractor fan, 1½ bowl ceramic sink with a mixer tap and tiled splash back. There is space for a fridge/freezer and dishwasher. With a window to the front, tiled flooring, down lighting and opening onto the family room. The dining area has wood flooring.

### **Family Room 22'1" x 11'11" (6.74m x 3.64m)**



This lovely room which extends from the kitchen provides a good space for the family to sit and relax after a meal. With windows to the rear and to the side, this is a very bright room looking out over the garden. It has a modern log burner and there is a radiator, TV point, downlighting and wooden flooring. A door leads into the utility room and cloakroom.

### **Additional Photograph**



### **Utility Room 8'6" x 8'2" (2.60m x 2.50m)**



Having cream base and wall fitted units with worktop over, 1½ bowl stainless steel sink with a mixer tap over, space for a washing machine and freezer, wood flooring and spotlights to the ceiling. There is a window and a part glazed door to the rear.

### **Cloakroom 5'6" x 2'11" (1.70m x 0.90m)**

With wood flooring, low level WC, wash hand basin with tiled splash back, a radiator, spotlighting and an extractor fan.

**Study/Play Room 10'11" x 10'0" (3.35m x 3.05m)**



With a window to the side, built-in pine cupboard with shelving, alcove shelving and a radiator.

**Lounge 11'9" x 12'5" (3.60m x 3.80m)**



A great place to relax, the lounge has a beautiful cast iron fireplace with an antique pine surround and quarry tiled hearth. A characterful room with a bay window to the side, radiator and a coved ceiling.

**Snug 11'1" x 11'5" (3.40m x 3.50m)**



The reception space in this property is so versatile, this room has an understairs cupboard, radiator, shelving, window with side panels and a door leading to the conservatory.

**Conservatory 12'9" x 11'1" (3.90m x 3.40m)**



Having a dwarf wall, UPVC double glazed windows with views of the village, wall lights, radiator, quarry tiled flooring and French doors opening out onto the patio area.

**Landing 11'1" max x 31'2" max (3.40m max x 9.50m max)**



The space offered by this property continues to the first floor with a spacious landing area having a window to the front and to the side which letting in lots of natural light. This area provides versatile space which could be used as hobby room or office. There is a radiator, an archway, loft access and doors leading to the bedrooms and family bathroom.

**Principal Bedroom 15'5" x 11'5" (4.70m x 3.50m)**



A beautiful principal bedroom with dual aspect windows to the rear and to the side. Built-in wardrobe, a radiator, loft access and a door to the en-suite.

**En Suite 8'2" x 8'6" (2.50m x 2.60m)**



This recently fitted room has a walk in double shower cubicle with a mains shower and two shower heads, low level WC and a wash hand basin on a vanity with freestanding mixer tap. It has a window to the rear, wood flooring, a radiator, part panelled walls, spotlights and an extractor fan.

**Bedroom Four 12'1" x 11'9" (3.70m x 3.60m)**



A generous double bedroom with a window to the rear overlooking the garden and a radiator.

**Bedroom Two 10'2" x 12'1" (3.10m x 3.70m)**



A double bedroom with a window to the side, shelving, a radiator and period features such as a cast iron fireplace, picture rail and exposed floorboards.

**Bedroom Three 11'9" x 10'2" (3.60m x 3.10m)**



A further double room with a window to the rear, cast iron fireplace, picture rail and a radiator.

**Bedroom Five 13'5" x 8'2" (4.10m x 2.50m)**



Having a window to the front, a radiator and shelving. The current owners are currently using this room as a dressing room.

**Family Bathroom 7'10" x 8'2" (2.40m x 2.50m)**



The beautifully appointed bathroom comprises a roll top bath with central mixer tap, large walk in shower with two shower heads and glazed screen, wash hand basin on a vanity unit and a low level WC. Panelled walls, a built-in linen cupboard, wood flooring, a window to the front, heated towel rail and an extractor fan.

## Additional Photograph



## Driveway



## To the Outside

The property is approached through double wooden gates onto the large gravelled driveway which provides parking and turning area for several cars.

## Garage 13'1" x 27'10" (4.00m x 8.50m)



The garage is of a brick construction with concrete flooring and an electric up and over door. There is built-in shelving, roof storage, power and lighting and a door to the side.

## Gardens



The beautiful private landscaped gardens wrap around the property and are gravelled to the front with steps leading to the side of the property and conservatory. There is a private patio and lawned area to the side which is an ideal area for entertaining family and friends on a warm summers day. To the rear there are further lawned areas with two patio areas all enclosed by fencing making it a very private space to relax and great for families.

### Additional Photograph



### The Gates to the Property



### Additional Photograph



### Additional Photograph



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### Services

The agents have not tested the appliances listed in the particulars.

### **Money Laundering**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Hours of Business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Tenure/Council Tax**

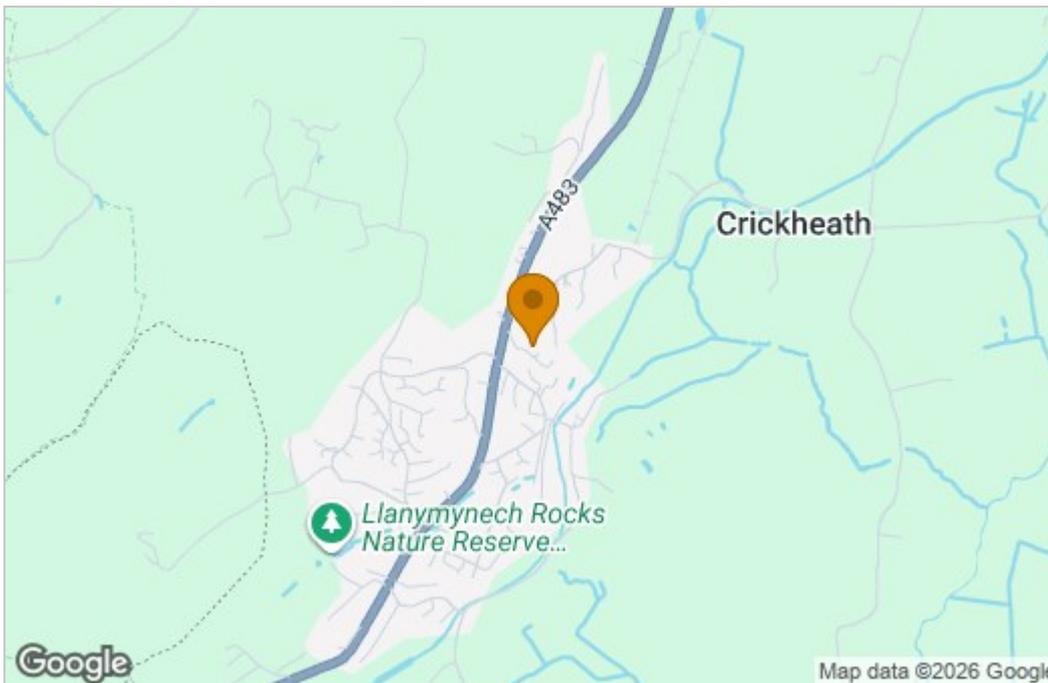
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

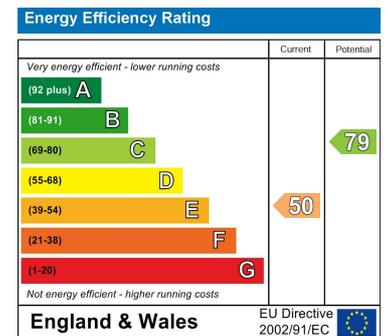
## Floor Plan



## Area Map



## Energy Efficiency Graph



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