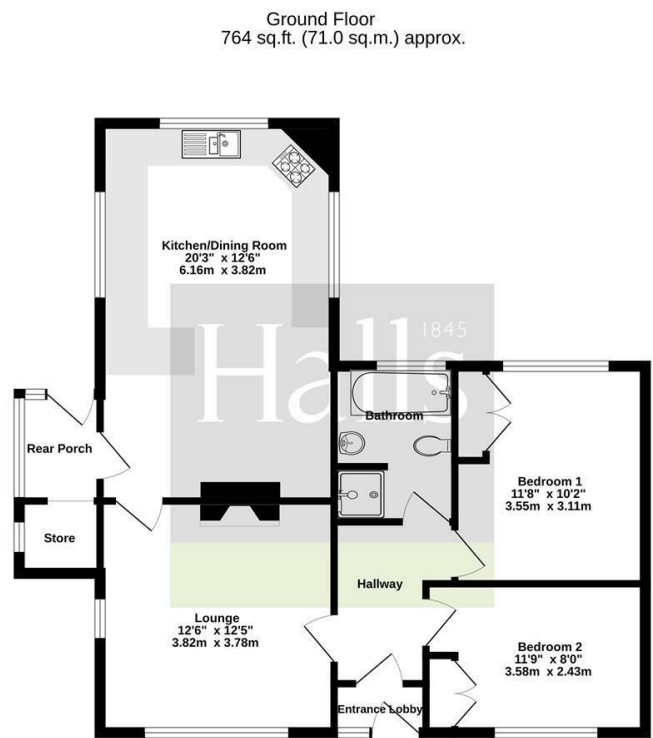


FOR SALE

Hafan Kimberley Lane, St. Martins, Oswestry, SY11 3BB



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 0003



FOR SALE

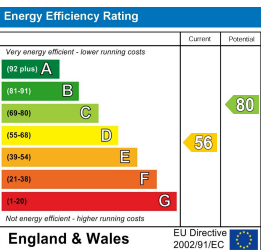
Offers in the region of £249,995

Hafan Kimberley Lane, St. Martins, Oswestry, SY11 3BB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented, detached, two-bedroom bungalow benefitting from driveway parking, a detached single garage, and ample gardens, situated in a quiet lane within the heart of the North Shropshire village of St.Martins.



01691 622602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Oswestry (5 miles), Shrewsbury (23 miles), Chester (17 miles)
All distances approximate.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Detached Bungalow
- Well Presented
- Garage and Driveway
- Front and Rear Gardens
- Village Location
- No Chain

DESCRIPTION

Halls are delighted with instructions to offer Hafan, Kimberley Lane, St.Martins for sale by private treaty.

Hafan is a well presented, detached, two-bedroom bungalow benefitting from driveway parking, a detached single garage, and ample gardens, situated in a quiet lane within the heart of the North Shropshire village of St.Martins.

The property, which has been much improved by the current vendor, comprises an Entrance Porch, Hallway, Living Room, Kitchen/Dining Room, two Bedrooms, Rear Porch, and Store.

Externally, the property is complimented by front and rear gardens which have been thoughtfully designed with ease of maintenance in mind, with the former comprising ample driveway parking offering space for the parking of a number of vehicles and leading on to a detached single garage, as well as a gravelled area containing a particularly impressive Monkey-puzzle tree.

The rear gardens are predominately gravelled but interspersed with maturing shrubs and plants, and also feature an attractive paved patio area which offers an ideal space for outdoor dining or entertaining. Attached to the garage are two useful sheds one of timber and the other of brick construction.

The sale of Hafan does, therefore, offer the rare opportunity to acquire a well presented, detached two bedroom bungalow with ample gardens and parking, situated in a pleasant, village centre location.

ACCOMMODATION COMPRISES

Property is entered via a UPVC double glazed door with glazed panelling.

ENTRANCE PORCH

Tiled flooring with an archway into the inner hallway.

HALLWAY

Wood effect laminate flooring, access hatch into loft space with a further door leading into the:

LOUNGE

12'6" x 12'5"

Wood effect laminate flooring, UPVC double glazed windows to front and side elevation, an electric fire heater set into marble effect surround and hearth..

KITCHEN/DINING ROOM

20'3" x 12'6"

Tiled flooring, UPVC windows onto rear and two side elevations offering views over the garden, a selection of base and wall units with marble effect rolled worktops above with inset one and a half bowl sink with draining area to the side, a four ring electric hob with a Hotpoint double oven/grill below and extractor fan above, further integrated appliances to include: Whirlpool freezer, Whirlpool fridge, AEG dishwasher, Hot-Point tumble-dryer, and a Hot-Point washing machine.

REAR PORCH

Tiled flooring and fully tiled walls, UPVC rear door with two glazed panels leading out to the rear garden with further UPVC double glazed windows onto side and rear elevation, an archway into a useful storage area.

BEDROOM ONE

Fitted carpets as laid, double glazed windows with side elevation, built in wardrobes/storage housing the recently installed Ideal gas combi boiler.

FAMILY BATHROOM

Tiled flooring, opaque double glazed window onto rear elevation, and bathroom suit to include, low flush WC, bath with hot/cold mixer tap above and shower attachment, basin set into vanity unit with storage below, bathroom mirror and walk in shower cubicle housing a mains fed shower.

BEDROOM TWO

11'9" x 8'00"

Fitted carpet as laid, UPVC double glazed window onto front elevation

GARDENS

The property is approached through double metal gates onto a paved parking area offering space for the parking and manoeuvring of a number of vehicles and leading further along to a detached single garage, the front garden also has a gravelled area bordered by established flower beds and housing a mature attractive monkey-puzzle tree.

REAR GARDENS

The rear gardens are an attractive feature of the property and have been designed with ease of maintenance in mind, being predominantly gravelled but interspersed with shrubs and hedges. There is a paved patio area offering an ideal spot for outdoor dining/entertaining and, attached to the garage, are two useful garden sheds.

GARAGE

Single garage, concrete flooring, up and over door.

SERVICES

We understand that the property has the benefit of Electricity, water, drainage and gas.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'C' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.