



FOR SALE

Offers in the region of £240,000

5 Sycamore View, Hordley, Nr Ellesmere, SY12 9BQ

An immaculately presented three bedroom semi-detached family house situated in an attractive semi-rural location with views of unspoilt farmland. The accommodation is warmed by oil fired central heating, benefits from UPVC double glazing and comprises, Reception Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Boiler Room, Conservatory, Landing, Three Bedrooms, Bathroom, Gardens and Parking.





- **Semi-Detached Family House**
- **Immaculately Presented**
- **Semi Rural Location**
- **Excellent Gardens To Front & Rear**
- **Lovely Unspoilt Views**
- **Must Be Viewed**

## LOCATION

5 Sycamore View is located within the small rural North Shropshire hamlet of Hordley. The well known North Shropshire Lakeland town of Ellesmere is only approximately 4 miles away which has an excellent range of local shopping, recreational and educational facilities. However the larger centres of Oswestry (8 miles) and Shrewsbury (14 miles) are both within easy motoring distance and offer a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES:

A UPVC double glazed door leads into;

### RECEPTION HALL

With stairs to the first floor, door in to an understairs storage cupboard.

### LIVING ROOM

4.00 x 3.30 (13'1" x 10'10")

With a an attractive feature fireplace, UPVC double glazed bay window to front elevation overlooking the front gardens.

### DINING ROOM

3.30 x 3.00 (10'10" x 9'10")

With UPVC double glazed window to front elevation overlooking the gardens.

### CONSERVATORY

2.80m x 3.00m (9'2" x 9'10")

With UPVC double glazed elevations and French doors leading out to the side elevation.

### KITCHEN

3.5 x 2.1 (11'6" x 6'11")

Comprising a comprehensive range of fitted base and wall unit with a range of work surface areas with base units below, space for appliances

### UTILITY ROOM

With UPVC double glazed door and window to the side elevation, space for appliances.

### CLOAKROOM

With a low flush WC suite and UPVC double glazed window to the side elevation.

### BOILER ROOM

With UPVC double glazed window to the rear elevation, floor mounted oil fired boiler.

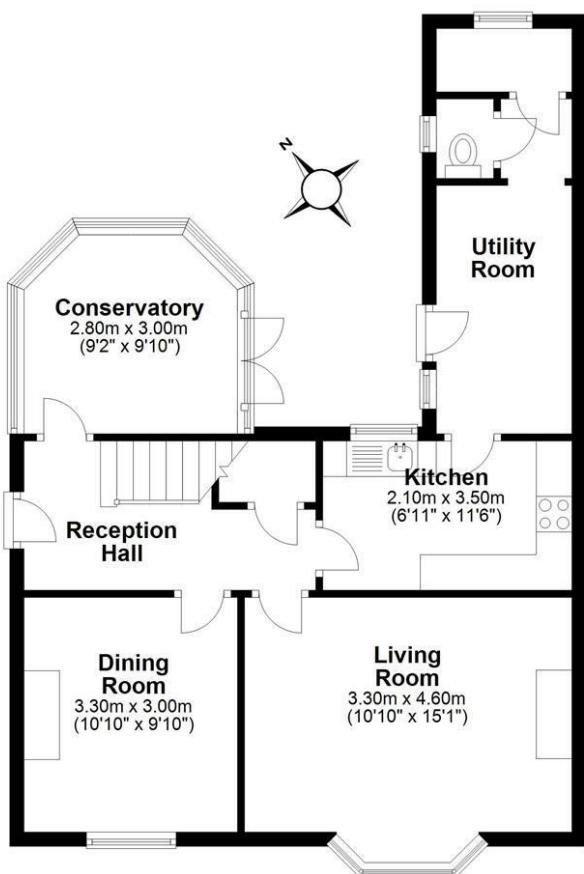
### FIRST FLOOR LANDING

With UPVC double glazed window to the elevation overlooking the rear gardens and open countryside beyond, inspection hatch to roof space with pull down ladder.



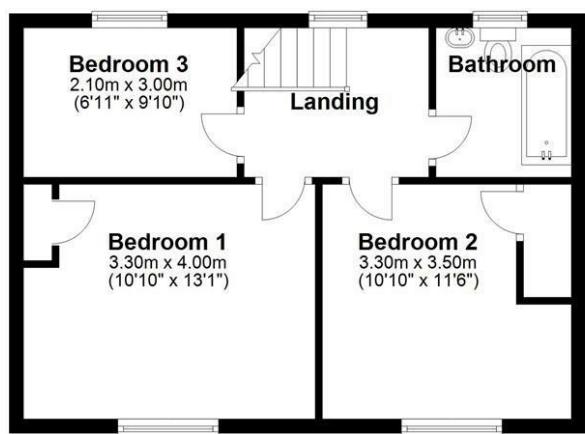
### Ground Floor

Approx. 61.8 sq. metres (664.7 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.2 sq. feet)

### 5 Lower Hordley

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



### **BEDROOM ONE**

3.30m x 4.00m (10'9" x 13'1")

With double glazed window to the front elevation overlooking the front gardens and lovely unspoilt farmland beyond, fitted cupboard.

### **BEDROOM TWO**

3.30m x 3.50m (10'9" x 11'5")

With double glazed window to the front elevation overlooking the front gardens and lovely unspoilt farmland beyond, fitted cupboard.

### **BEDROOM THREE**

2.10m x 3.00m (6'10" x 9'10")

With double glazed window to the rear elevation overlooking the front gardens and lovely unspoilt farmland beyond the garden.

### **FAMILY BATHROOM**

Comprising a three piece suite providing a panelled bath, pedestal wash hand basin, low flush WC, UPVC double glazed window to the rear elevation.

### **GARDENS AND GROUNDS**

The property is approached from the road level through wrought gates on to a resin drive which leads to the side of the property and to the double gates which lead to the rear gardens.



### **GARDENS AND PARKING**

The gardens are an attractive feature of the property and briefly comprise a lawned front garden. There is an paved patio area to the rear of the property making a lovely setting for outside dining/entertaining area with access through to the Conservatory and Utility Room. The gardens then extend to a generous lawn area which is enclosed by fencing and hedging. The property benefits from a Summer House and a Garden Store.

To the front and side of the property there is parking available for two cars.

### **TENURE**

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

### **LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### **COUNCIL TAX**

The property is in Band 'C' on the Shropshire Council Register. T

### **VIEWINGS**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)

### **HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



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**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			45
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01691 670 320

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