



Offers in the region of £345,000

3 Bedrooms

2 Bathrooms

Summerhill, Rosemount Drive, Pant,
Oswestry, Shropshire, SY10 8NT

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General Remarks

A superbly presented detached bungalow providing spacious and flexible living accommodation, set within an elevated plot with generous gardens and excellent views towards the Breidden Hills. The property is situated in the popular village of Pant close to the market town of Oswestry.

The accommodation includes: Hall, Living Room, Kitchen/Breakfast Room, Dining Room/Bedroom 3, Utility Room, 2 Further Bedrooms (one with en suite) and Bathroom. There is ample driveway parking together with a single Garage and workshop. uPVC Double Glazing and Oil fired Central Heating is provided throughout

Location: The property is situated in the popular village of Pant within walking distance of all local amenities including public houses, shop/post office whilst the surrounding area is noted for its natural beauty.

The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Oswestry and



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Welshpool train stations providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

Glazed uPVC door into:

Entrance Porch: Wood effect flooring and oak door into:

Hall: Wood effect flooring, two radiators, access to loft space, cupboard housing pressurised hot water cylinder and slatted shelving, doors off to:

Living Room: 14' 9" x 14' 5" (4.50m x 4.39m max.) Log burner with slate hearth and brick surround. Continuation of wood effect flooring, two vertical radiators, TV/telephone points and glazed uPVC doors to front terrace with extensive views.

Kitchen/Breakfast Room: 12' 2" x 9' 5" (3.70m x 2.86m) plus 7' 6" x 6' 9" (2.29m x 2.07m) Comprising a modern range of fitted base/eye level wall units/drawers with soft close feature, worktops over and inset 1.5 bowl composite sink/drainer with boiling water tap. Integrated oven, electric hob with extractor hood over, fridge, freezer and dishwasher. Lantern light to the roof, tiled floor, breakfast bar and opening into additional area with full length storage unit, work surface and doors off to:

Dining Room/Bedroom 3: 9' 11" x 9' 11" (3.03m x 3.01m) Wood effect flooring, vertical radiator and door to hall. Currently used as a Dining Room but could return to use as a third bedroom if required.

Utility Room: 6' 9" x 6' 6" (2.06m x 1.97m) Fitted base and eye level wall units with worktops over and inset 1.5 bowl composite sink/drainer. Space and plumbing for a washing machine and tumble dryer, tiled floor and extractor fan.

Bedroom 1: 21' 3" x 9' 9" (6.48m x 2.96m max.) Having a range of fitted wardrobes, two radiators, glazed uPVC door to front terrace with views over surrounding countryside and internal door to:

En Suite: 9' 8" x 6' 8" (2.95m x 2.02m) Suite comprising of a large walk-in shower cubicle with mixer shower, pedestal wash hand basin and low level flush WC. Heated towel rail with radiator beneath, tile effect flooring and extractor fan.

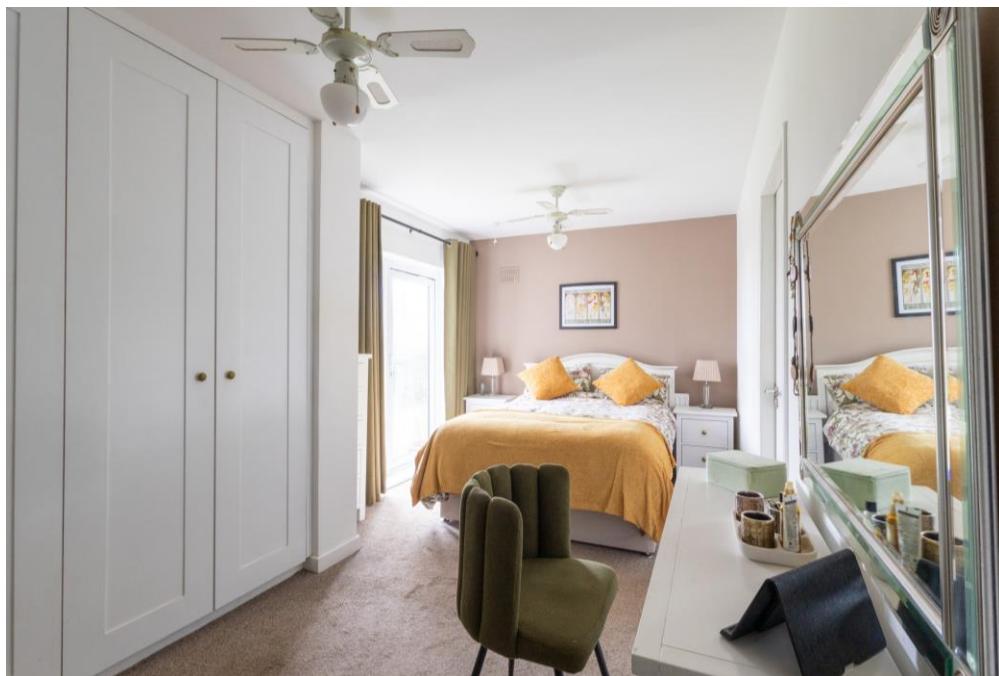
Bedroom 2: 14' 5" x 9' 11" (4.39m x 3.03m) With radiator and views to the front aspect.

Bathroom: 6' 10" x 6' 7" (2.09m x 2.01m) Suite comprising of a 'P' shaped bath with rainfall shower over, pedestal wash hand basin and low level flush WC. Vertical radiator, tiled floor, tiled walls and extractor fan.

Garage: 16' 1" x 8' 11" (4.89m x 2.72m) Having lighting and power laid on and up-and-over door to the driveway.

Workshop: 9' 8" x 9' 3" (2.94m x 2.81m) Having lighting and power laid on.









Outside: The property is set within extensive gardens with a gated driveway providing ample off road parking. This is adjoined by level lawns and a raised terrace leading off the Living Room which provides the perfect setting in which to enjoy the views. There is also an electric car charging point, while the externally located oil fired boiler and new oil tank are located within the grounds.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that mains electricity, water and drainage supplies are connected. Central heating is via an oil fired boiler.

Council Tax Band: Council Tax Band 'D'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789

EPC Rating: EPC rating - Band 'D' (61).

Directions: From Oswestry take the A483 towards Welshpool, continue through the village of Pant before turning right onto Briggs Lane (next to the Cross Gunns Public House). Continue up the hill where the turning for Rose Mount Drive will be found on the left and the property will be identified on the right hand side.

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