



## 1 Spring Bank Trefonen Oswestry, Shropshire, SY10 9DT

A beautifully presented semi detached cottage offering an equal proportion of both character and modern touches. Situated on a good sized plot in a sought after rural village location, Located close to local amenities, approximately 3 miles from Oswestry and 15 miles from Shrewsbury. The accommodation which is fully double glazed briefly comprises: Entrance hall, Lounge, Kitchen/Breakfast Room, Family/ Dining Room and W.C to the ground floor with Four Bedrooms and Bathroom to the first floor. Outside is a Double Garage and parking for up to four cars. Maintained garden to the side and rear and far reaching views. EPC Rating D

: **£299,950**

**Entrance Hall** 2 x 1.7 (6'7" x 5'7")  
Wood effect UPVC double glazed entrance door. Tiled flooring with doors off leading to:

**Lounge** 4.2 x 3.4 (13'9" x 11'2") UPVC double glazed window, Oak effect Elka Laminate flooring. Feature fireplace with oak surround and Log Burner placed on a tiled hearth. Radiator, TV and Phone points.



**Cloaks/ WC** With low level dual flush W.C and wall mounted wash hand basin and tiled splash backs. Tiled flooring

**Kitchen/ Breakfast Room** 5.6 x 3.7 (18'4" x 12'2") Fitted with an attractive range of cream and red fronted base, wall and drawer units, tiled splash back and complimentary solid oak work surface. Space for an Electric oven, Dishwasher and American Style Fridge. Utility cupboard with space for washing machine and dryer. One and a half bowl ceramic sink unit with mixer tap and tiled flooring, UPVC double glazed windows, radiator and phone point.



**Family Room/Dining Room** 7.1 x 3.6 (23'4" x 11'10") PICTURE OVERLEAF UPVC double glazed windows to rear and side aspects, UPVC door to side. Solid Oak flooring with space for large dining table and chairs. Feature fireplace with electric flame effect fire. Under stairs storage, Radiator, double winder staircase leading to First Floor Landing:



**First Floor Landing** 4.7 x 3.1 (15'5" x 10'2") With wood effect laminate flooring, space for furniture, two radiators, French Doors leading to rear garden.



**Master Bedroom** 3.4 x 4.1 (11'2" x 13'5") UPVC double glazed windows to front and side aspects with superb views over the Shropshire countryside, radiator.



**Bedroom 2** 4.2 x 3.6 (13'9" x 11'10") With UPVC double glazed window to front aspect with views over Trefonen, radiator



**Bedroom 3** 3.3 x 3.5 (10'10" x 11'6") UPVC double glazed window to front and feature glass block window, Recessed shelving, Access to the loft, Radiator



**Bedroom 4** 2.2 x 3.6 (7'3" x 11'10") UPVC double glazed window to rear, Radiator



**Family Bathroom** 2.5 x 3.6 (8'2" x 11'10") Fitted with a white suite, consisting of roll top bath with mixer shower attachment, low level W.C and wall mounted wash hand basin. Fully tiled shower cubicle with rainfall shower, extractor fan, radiator, part tiled walls and black tile effect flooring. UPVC double glazed obscured window to the rear.



**Side and Rear Garden** This delightful enclosed terraced garden has two decorative patio/ barbecue areas leading off the lawn area. Two raised vegetable beds, a log store, gravelled and paved areas with borders and a variety of plants and shrubs.



**Garage/Workshop** Timber framed and clad large double garage ideal for car enthusiasts. With electric, lighting and loft storage areas Dual access from front or side.


**Views** The property offers spectacular countryside views encompassing parts of the North Shropshire plains and views across Powys towards Rodney's Pillar.

**Directions** From Oswestry proceed along Upper Brook Street continuing as Trefonen Road passing Oswestry school and continue for approximately 2 miles and on entering Trefonen turn right onto Bellan Lane by the Barley Mow public house and then second right into Old Post Office Lane. Turn first left into Dallas Lane and then take the right fork into Spring Bank where the property will be found on your right.

**Tenure** Freehold

**Utilities** There is mains electricity, water and sewerage at the property.

**Council Tax** Band B  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
0345 678 9000

**Energy Performance Certificate** 

1 Spring Bank, Trefonen, OSWESTRY, SY10 9DJ

Dwelling type: Semi-detached house      Reference number: 0033-2857-7380-9125-8861  
 Date of assessment: 23 August 2015      Type of assessment: RUSAP, existing dwelling  
 Date of certificate: 23 August 2015      Total floor area: 133 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 4,233 |
| Over 3 years you could save                     | £ 1,533 |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs      | Potential future savings                   |
|---------------|----------------------|----------------------|--|
| Lighting      | £ 441 over 3 years   | £ 222 over 3 years   |  |
| Heating       | £ 3,081 over 3 years | £ 1,908 over 3 years |  |
| Hot Water     | £ 711 over 3 years   | £ 570 over 3 years   |  |
| <b>Totals</b> | <b>£ 4,233</b>       | <b>£ 2,700</b>       | <b>You could save £ 1,533 over 3 years</b> |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

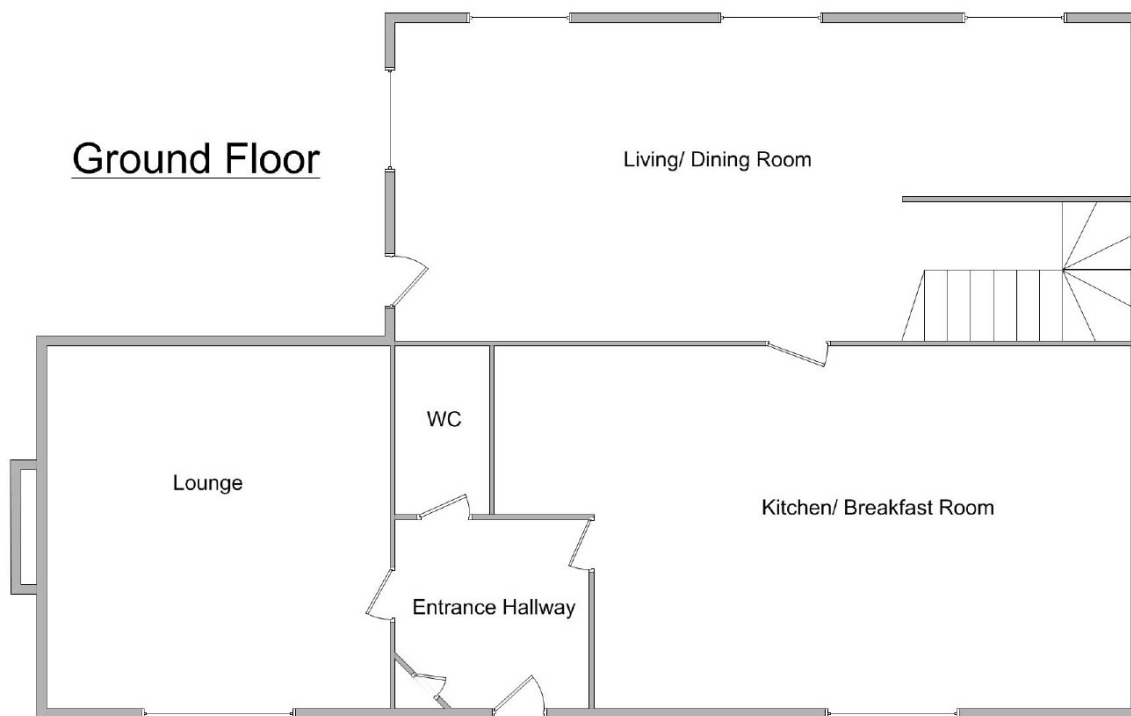
**Top actions you can take to save money and make your home more efficient**

| Recommended measures                        | Indicative cost  | Typical savings over 3 years | Available with Green Deal           |
|---|------------------|------------------------------|-------------------------------------|
| 1 Internal or external wall insulation      | £4,000 - £14,000 | £ 1,035                      | <input type="checkbox"/>            |
| 2 Floor insulation (solid floor)            | £4,000 - £6,000  | £ 174                        | <input checked="" type="checkbox"/> |
| 3 Low energy lighting for all fixed outlets | £85              | £ 177                        | <input checked="" type="checkbox"/> |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





The floorplan is provided as a guide only and should be taken as an illustration only. This is not to scale. The contents and positioning are approximations and only provided as a guidance tool and not an exact replication of the property.



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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.