Town and Country Oswestry are delighted to offer this charming Grade II listed mid terraced cottage located on the Montgomery Canal. The property oozes charm and original features and offers well presented, well thought out interior accommodation. There is an open plan sitting / dining room / kitchen to the ground floor with spacious first floor bedroom and lovely bathroom along with useful attic space. Externally there is a pretty garden to the front with useful shed and log store along with private sitting and entertaining area. The Montgomery canal is located at the end of the cottages and is ideal for walkers and bird watchers. This is an absolute gem and worthy of a viewing.

Fibre Telephone/Broadband has been recently installed into the property.
Directions
Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Upon entering the village turn right at the crossroads towards Llansantffraid. Canal Cottages will be found on the right hand side just before the canal bridge.

Accommodation Comprises

Covered Entrance
There is a covered porchway over the front door leading to the lounge.

Sitting /Dining Room / Kitchen
With a sash style UPVC window to the front, attractive beamed ceiling, oak flooring throughout and stairs leading to the first floor. There is an under stairs area. The sitting room opens out onto the kitchen/ dining area providing a lovely open plan living.

Kitchen/Dining Room
The kitchen has newly installed fitted kitchen units in white, with under cupboard spotlights, tiled splashback, integrated fridge and freezer, built-in electric oven, induction hob, a single bowl sink and mixer tap.

Walk in Pantry/ Utility
Having oak door, accessed directly from the kitchen with continuing oak flooring, plumbing for a washing machine and plentiful shelving/storage.

Fireplace
At the heart of the downstairs accommodation there is an Esse log burning stove set in an inglenook with a slate hearth. This provides a lovely focal point in the room along with being able to cook on and run the hot water system/Radiator.
8 Canal Cottages, Four Crosses, SY22 6PP

**Landing**
Having oak doors to the bedroom and bathroom.

**Bedroom 4.48 x 2.63 (14'8" x 8'8")**
The good sized bedroom has a window to the front and access leading off to the useful attic room.

**Bathroom 2.54 x 3.87 (8'4" x 12'8")**
The spacious bathroom has a beautiful roll top bath with central mixer tap and shower head, wash hand basin, WC, whitewashed floorboards, window to the rear, school style radiator and combined towel rail. There is also a large linen storage with hot water tank that can be run from the stove or by the immersion.

**Loft Room**
With lighting. This room is ideal for a number of uses.

**Gardens**
The garden is paved with a purpose built shed, paved seating area at the far end. Views stretch over the open countryside at the rear.

**Views**
Nearby Canal
The property is located with direct access on to the Montgomery canal via a shared pathway.

Additional Photograph

Viewing
STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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8 Canal Cottages, Four Crosses, SY22 6PP

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

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

**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 most 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.

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