**FOR SALE BY ONLINE AUCTION**

A UNIQUE COTTAGE WITH AMAZING VIEWS, GOOD SIZE GARDEN, PARKING FOR FOUR CARS in the pretty Village of Trefonen. The property enjoys extensive views across the North Shropshire Plains and towards Rodney’s Pillar. With many original features throughout but with a modern touch, a truly lovely family home. The Village benefits from a Primary School, Village Shop, Village Hall, Post Office, Church and Public House.

1 Springbank, Trefonen, SY10 9DJ

Guide price £200,000

4 Willow Street, Oswestry, Shropshire, SY11 1AA

sales@townandcountryoswestry.com • www.townandcountryoswestry.com

TEL: 01691 679631
Directions
From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road and proceed for approximately two 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.

Accommodation Comprises

Entrance Hall 2 x 1.7 (6'7" x 5'7")
With a wood effect UPVC double glazed door, useful corner cupboard housing electric meter and tiled flooring.

Lounge 4.2 x 3.4 (13'9" x 11'2")
With Oak effect Elka laminate flooring, feature fireplace with oak surround, log burner inset on a tiled hearth, double glazed window to the front, radiator, TV and phone points.

Cloakroom
With a tiled flooring, low level dual flush WC., wall mounted wash hand basin and tiled splash backs.

Kitchen/ Breakfast Room 5.6 x 3.7 (18'4" x 12'2")
Having a good range of cream and red kitchen bases, solid oak work surfaces over, tiled splash backs, 1½ bowl ceramic sink unit with mixer tap, space for an electric oven, dishwasher and American style fridge, utility cupboard providing space for a washing machine and dryer, window to the front, radiator and a phone point.

Family Room/ Dining Room 7.1 x 3.6 (23'4" x 11'10")
With solid Oak flooring, feature fireplace with electric flame effect fire, stairs leading to the first floor, under stairs storage and two radiators, double glazed windows to the rear and side and a UPVC door to the side.
First Floor Landing 4.7 x 3.1 (15'5" x 10'2")
Having wood effect laminate flooring, space for furniture, two radiators and French doors leading to the rear garden.

Master Bedroom 3.4 x 4.1 (11'2" x 13'5")
Having a radiator, two double glazed windows to the front and side with superb views across the Shropshire countryside.

Bedroom Two 4.2 x 3.6 (13'9" x 11'10")
With a radiator, double glazed window to the front having views over Trefonen.

Bedroom Three 3.3 x 3.5 (10'10" x 11'6")
Having a double glazed window to the front and a feature glass block window. Recessed shelving, radiator and loft access.

Bedroom Four 2.2 x 3.6 (7'3" x 11'10")
With a double glazed window to the rear and a radiator.
Family Bathroom 2.5 x 3.6 (8'2" x 11'10")
Having a white suite comprising roll top bath with mixer shower attachment, low level WC., wall mounted wash hand basin, fully tiled shower cubicle with rainfall shower, part tiled walls, black tile effect flooring, double glazed window to the rear, extractor fan and a radiator.

Side and Rear Garden
A lovely private terraced garden with two patio areas, steps up to a lawned area, raised vegetable bed, flower and shrub borders.

Views
Amazing views across the countryside, North Shropshire plains and Rodney's Pillar.

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

Town and Country
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk
VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer
TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

**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**
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**
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.