

11 Knights Grove, Knockin, Oswestry, Shropshire, SY10  
8PU

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

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**Offers In The Region Of £400,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing position on this modern development constructed by renowned local builders Shingler Homes and being finished to an exceptional high standard. This is a spacious, well presented and instantly appealing four bedroom detached house which boasts well proportioned, bright and airy and free flowing accommodation throughout, along with a pleasant southerly facing rear enclosed garden with hot tub. The property is situated in a pleasant village location, well placed for access to the county town of Shrewsbury and market town of Oswestry. Commuters will be pleased to know that access to the A5 linking up to the M54 motorway network is readily accessible from the property. Viewing is recommended.

The accommodation briefly comprises: Reception hallway, bay fronted lounge with feature wood burning stove, generous size attractive kitchen/diner/family room with a range of built-in appliances, utility room, cloakroom, first floor landing, master bedroom with stylish en-suite shower room, three further bedrooms, modern family bathroom, front and southerly facing rear enclosed gardens with hot tub, brick paved driveway, large garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

**Reception hallway**

Having service door to garage, under-stairs storage cupboard, engineered wooden flooring, radiator with cover, wall mounted Honeywell digital heating control panel.

Door from reception hallway gives access to:

**Bay fronted lounge**

17'10 x 10'1

Having walk-in UPVC double glazed bay window to front, radiator with cover, wood burning stove with inset timber above, TV and Sky points.

Door from reception hallway gives access to:

**Attractive family/kitchen/diner**

20'9 x 10'1

The dining area comprises: double glazed bi-folding door giving access to rear gardens, tiled floor, radiator with cover, TV aerial point.

The kitchen area comprises: a range of eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated double oven, dishwasher, fridge and freezer, tiled floor, LED recessed spotlights to ceiling, UPVC double glazed window to rear, cooker canopy with four ring gas hob below.

Door from family/kitchen/diner gives access to:

**Utility room**

6'6 x 4'11

Having base unit with stylish fitted worktop with inset sink drainer unit with mixer tap over, space for appliances, UPVC double glazed window to side, radiator, double glazed door giving access to rear gardens.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, UPVC double glazed window to side, radiator, tiled floor, recessed spotlights to ceiling.

From reception hallway stairs rise to:

**First floor landing**

Having radiator, wall mounted Honeywell digital control heating panel, large linen store cupboard with radiator.

Doors from first floor landing then give access to: Four good size bedrooms and family bathroom.

**Bedroom one**

13'10 max into bay x 13'6 max reducing down to 10'

Having walk-in UPVC double glazed bay window to front, fitted mirror fronted double wardrobe, radiator.

Door from bedroom one gives access to:

**En-suite shower room**

Having large tiled shower cubicle, pedestal wash hand basin, low flush WC, shaver point, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, UPVC double glazed window to side.

**Bedroom two**

12'1 x 8'9

Having two UPVC double glazed windows to front, radiator, large over-stairs wardrobe.

**Bedroom three**

10'2 x 9'7

Having UPVC double glazed window to rear, radiator.

**Bedroom four**

9'3 max x 8'5 max

Having UPVC double glazed window to rear, loft access, TV aerial point, radiator.

**Family bathroom**

Having a modern three piece suite comprising: panel bath with mixer shower over, low flush WC, pedestal wash hand basin, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan, tiled floor, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawn garden with low maintenance bark sections. To the side of this there is a brick paved driveway with outside electricity car charging point. From driveway access is given to:

**Garage**

18'7 x 8'6

Having wall mounted gas fired central heating boiler, up and over door, fitted power and light.

Gated side access then leads to the property's:

**Southerly facing rear gardens**

And comprises: Indian sandstone paved sun terrace, further paved patio area, hot tub (which is included in the sale), outside cold tap and outside electricity point. The rear gardens are enclosed by fencing.

**Directions**

Continue out of Shrewsbury on reaching Nesscliffe bypass continue to the Wolfshed Roundabout and take the first exit signed posted for Knockin. Continue straight on this road until reaching the Village of Knockin and continue past Paveaways and just after Bradford Arms Public House turn right onto Knights Grove and follow the road round and the property will be found on the left hand-side.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

