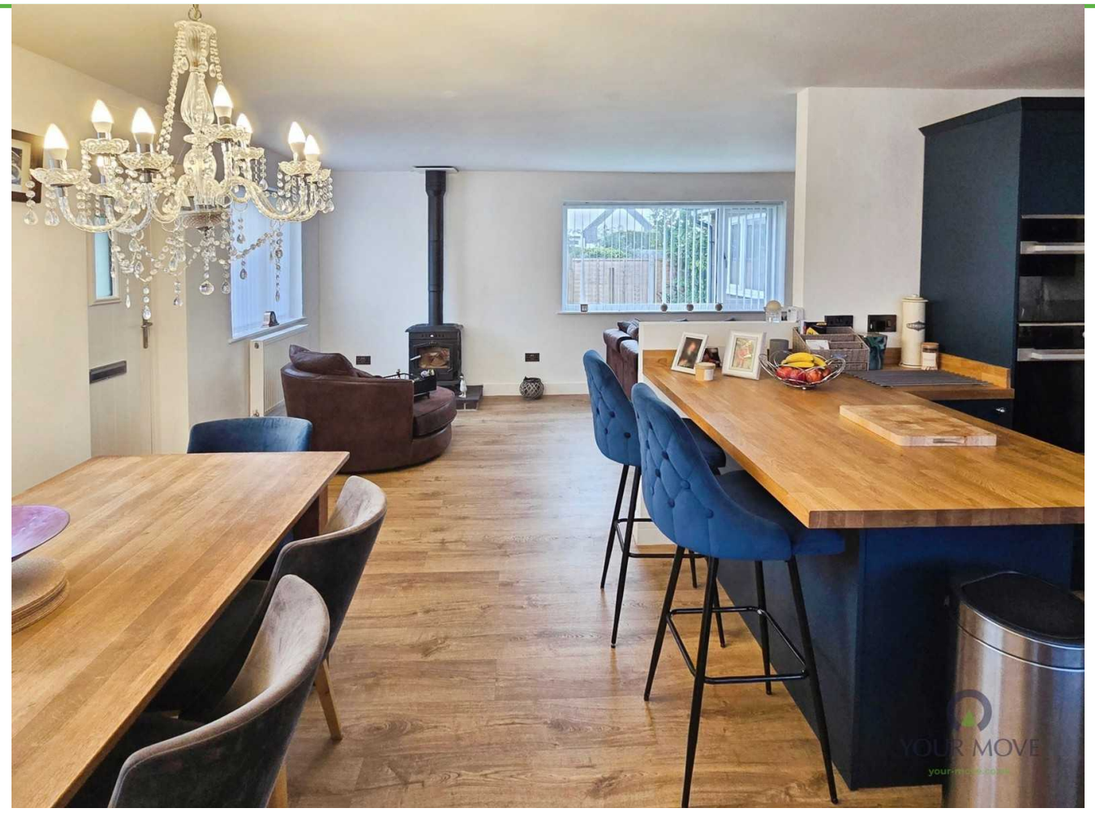
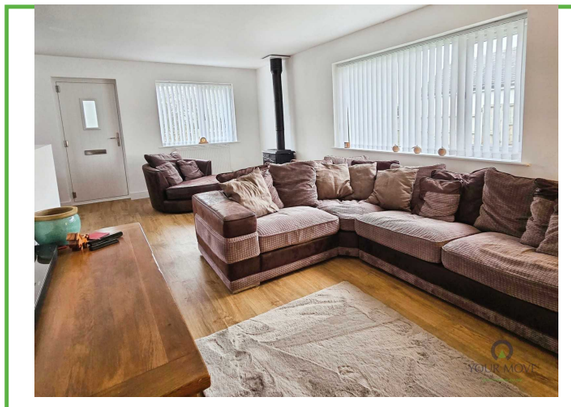


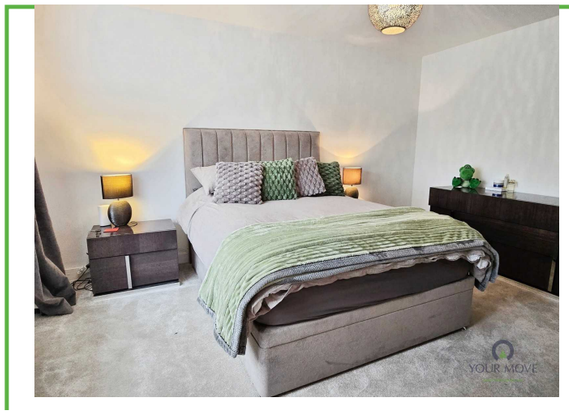


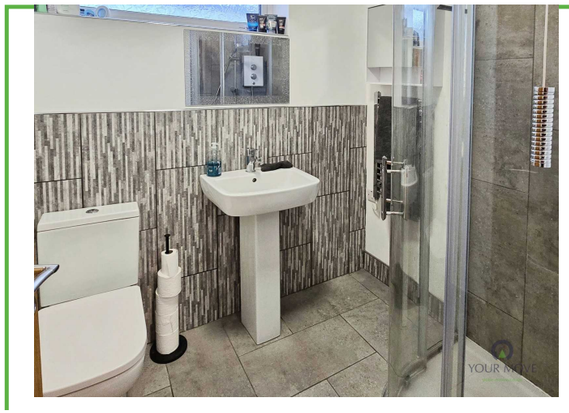












Arrandale, Babbinswood,
Whittington, Shropshire, SY11

Asking Price: £365,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Arrandale, Babbinswood, Whittington, Shropshire, SY11

Asking Price: £365,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

VIEWING HIGHLY RECOMMENDED - This immaculate extended bungalow is situated in a quiet, edge of village location and enjoys open plan living, with a lounge with multi fuel burner leading into a contemporary dining kitchen. The kitchen area has a range of built in appliances and the three good sized bedrooms all benefit from newly installed built in wardrobes.
Lawned gardens and ample parking lead from a double gated driveway and there is a long car port and former garage/workshop.

Description
This immaculate, extended three-bedroom detached bungalow in the popular village close to Whittington, near Oswestry. Beautifully presented throughout, it offers stylish open-plan living and generous outdoor space, ideal for buyers seeking a ready-to-move-into home on one level.

A welcoming porch leads into the superb open-plan dining kitchen and lounge. The lounge area features a multi-fuel burner and large front window, creating a warm focal point and plenty of natural light. The contemporary kitchen is fitted with oak worktops, Belfast sink, built-in double oven, hob, dishwasher, fridge and freezer, with a sociable breakfast bar and space for a dining table.

There are three well-proportioned bedrooms, each with recently installed built-in double wardrobes, giving excellent storage and helping maintain the clean, uncluttered feel. The modern shower room includes a corner shower, wash basin and WC in a tasteful tiled finish.

Outside, the bungalow sits in a level lawned plot with pathways around the property and a private rear garden, ideal for outdoor seating or family use. A gated driveway provides good off-road parking and leads to a former garage/workshop and car port.

Directions
From Oswestry take the road to Whittington, proceeding over the bypass and continue through the village. At the T junction turn right and leave the village towards Queens head, travel through Babbinswood an take the last left onto Berghill Lane where the property will be found on the left.
What 3 Words: ARRAY.RESERVE.WADES

Entrance Porch
Double glazed storm porch, double glazed composite door.

Living Room
21'2" x 10'6" (6.45m x 3.2m)
An open plan room with a wood effect floor, multi fuel burner, radiator, 2 double glazed windows.

Dining Kitchen
18'6" x 11' (5.64m x 3.35m)
Fitted in a range of base and wall units and oak worktops, comprising Belfast sink unit with mixer taps, built in double oven, hob, extractor, dishwasher, fridge and freezer, wood effect floor, radiator, double glazed windows and composite door to side access.

Inner Hall
Oak veneer doors leading off, access to loft space, wood effect floor, radiator.

Bedroom 1
14'7" x 12' (4.45m x 3.66m)
Newly fitted built in wardrobes, radiator, double glazed window.

Bedroom 2
12'6" x 9'6" (3.8m x 2.9m)
Newly fitted built in wardrobes, radiator, double glazed window.

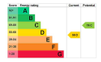
Bedroom 3
9'2" x 9'2" (2.8m x 2.8m)
Newly fitted built in wardrobes, radiator, double glazed window.

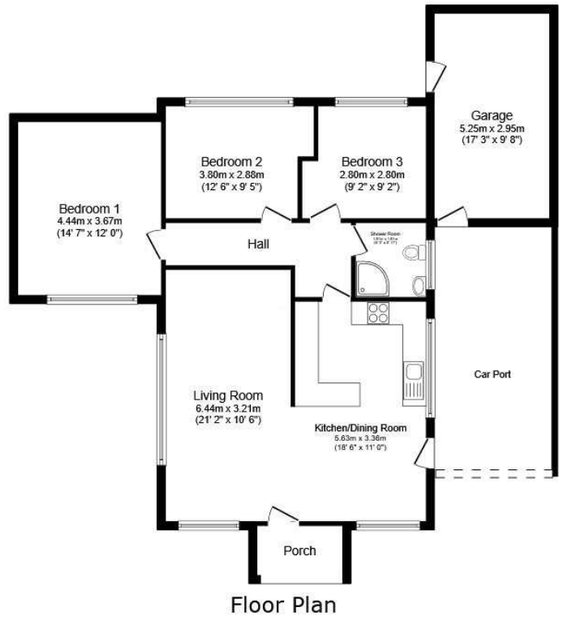
Shower Room
Comprising WC, wash basin, shower cubicle, towel radiator, double glazed window.

Outside
The property is approached via a double gated driveway which offers ample parking and leads to the car port and former garage/workshop.

Front Garden
Laid to lawn.

Rear Garden
Laid to lawn.


For full EPC please contact the branch.



Floor Plan

Total floor area: 106.7 sq.m. (1,148 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Car Port

Former Garage/Workshop
17'3" x 9'8" (5.26m x 2.95m)

Agents Note
Shropshire Council - Council Tax Band D
The property is Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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