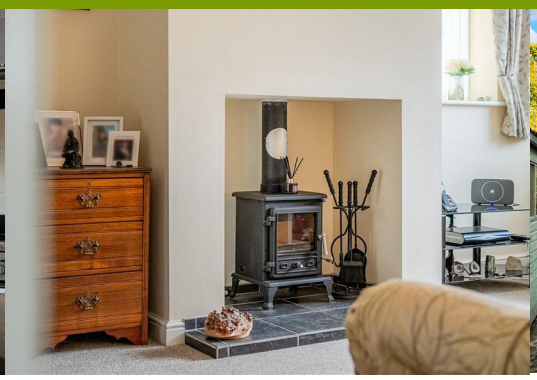


56 COLY ANCHOR

KINNERLEY | OSWESTRY | SY10 8BY







A very well presented two-bedroom detached bungalow enjoying a delightful edge of village position in sought after Kinnerley, with uninterrupted views over Weir Brook and the surrounding countryside, complemented by private rear gardens, driveway parking and a carport.

Offers in the region of £285,000





1 2 1 C

- **Detached Bungalow**
- **Two Spacious Bedrooms**
- **Ample Parking and Car Port**
- **Easily Maintained Gardens**
- **Uninterrupted Views to the Rear**
- **Quiet Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 56 Coly Anchor in Kinnerley for sale by private treaty.

56 Coly Anchor is a very well-presented two-bedroom detached bungalow enjoying uninterrupted views over Weir Brook and the surrounding countryside, with private rear gardens, driveway parking and a carport, situated on the edge of the sought-after village of Kinnerley.

The accommodation is conveniently arranged over one level and comprises an Entrance Porch, Living Room, Kitchen/Dining Room, two Bedrooms (one with an adjoining WC accessible from both the principal bedroom and outside) and a Shower Room.

Externally, the property benefits from driveway parking, a carport and a private, low-maintenance rear garden with a patio and large timber shed, enjoying uninterrupted views over Weir Brook and the surrounding countryside.

SITUATION

The property is situated within the popular village of Kinnerley, enjoying a pleasant setting with convenient access to village amenities, including a primary school, church, village hall, park, shop and public house. Oswestry and Shrewsbury lie approximately 6.8 and 13 miles away respectively, offering a comprehensive range of shopping and leisure facilities, whilst the nearby A5 provides excellent links to the wider road network.

SCHOOLING

The property is well-placed for families, with a range of excellent schooling options nearby. Just a short walk away, Kinnerley Church of England Primary School offers a friendly and nurturing environment for younger children.

For secondary education, both The Corbet School in Baschurch and The Marches School in Oswestry are within easy reach. The area is also home to a number of respected independent schools, including Moreton Hall, Oswestry School, and Ellesmere College, providing a broad choice of educational opportunities.

THE PROPERTY

The property is entered through an enclosed entrance porch, where a door opens into the spacious reception room. A bay window to the front, together with a further window to the side, provides plenty of natural light, whilst a log burner forms an attractive focal point, creating a warm and welcoming setting for everyday living.

From the reception room, an inner hall leads through to the spacious kitchen/dining room, extending across the rear of the property. The kitchen is arranged with a range of units and work surfaces, whilst the dining area provides ample space for a table and chairs. Rear-facing windows provide natural light, with an external door offering convenient access outside.

The principal bedroom is accessed directly from the reception room and benefits from an adjoining WC with wash hand basin, space for a washing machine and tumble dryer, and an external door providing access to the rear garden. Bedroom two is approached from the Inner Hall and features a front-facing window and built-in storage.

Completing the internal accommodation is a wet room, accessed from the inner hall and fitted with a shower, WC and wash hand basin.





OUTSIDE

Externally, the property is approached over a block-paved driveway providing off-road parking and access to a covered carport adjoining the bungalow. The front garden incorporates an easily maintained artificial lawn, complemented by gravelled borders, with a paved pathway leading to the front door and around the side of the property.

To the rear of the property is a private garden enjoying uninterrupted views over Weir Brook and the surrounding countryside. Arranged for ease of maintenance, the garden comprises a generous paved patio, ideal for outdoor dining whilst taking in the picturesque outlook, together with adjoining gravelled areas offering space for pots and seasonal planting. A large timber shed with power connected completes the garden, providing useful additional storage.

DIRECTIONS

From our Oswestry office, proceed along Church Street and turn left onto Lower Brook Street, continuing onto Victoria Road. Turn right onto Shrewsbury Road (B4579), then right onto Maesbury Road. At the junction with the A483, turn right, then left to continue along Maesbury Road. Follow this road through Maesbury and Maesbury Marsh before turning left onto the B4396. Turn right onto Kinnerley Road and continue towards the village. Turn right onto Mountside, continuing onto School Lane, then turn left onto Coly Anchor. Follow the road around to the left, where the property will be found on the right-hand side and identified by a Halls "For Sale" board.

W3W

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SERVICES

We understand that the property has the benefit of mains electricity, water and drainage. The heating is oil fired.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band 'B' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

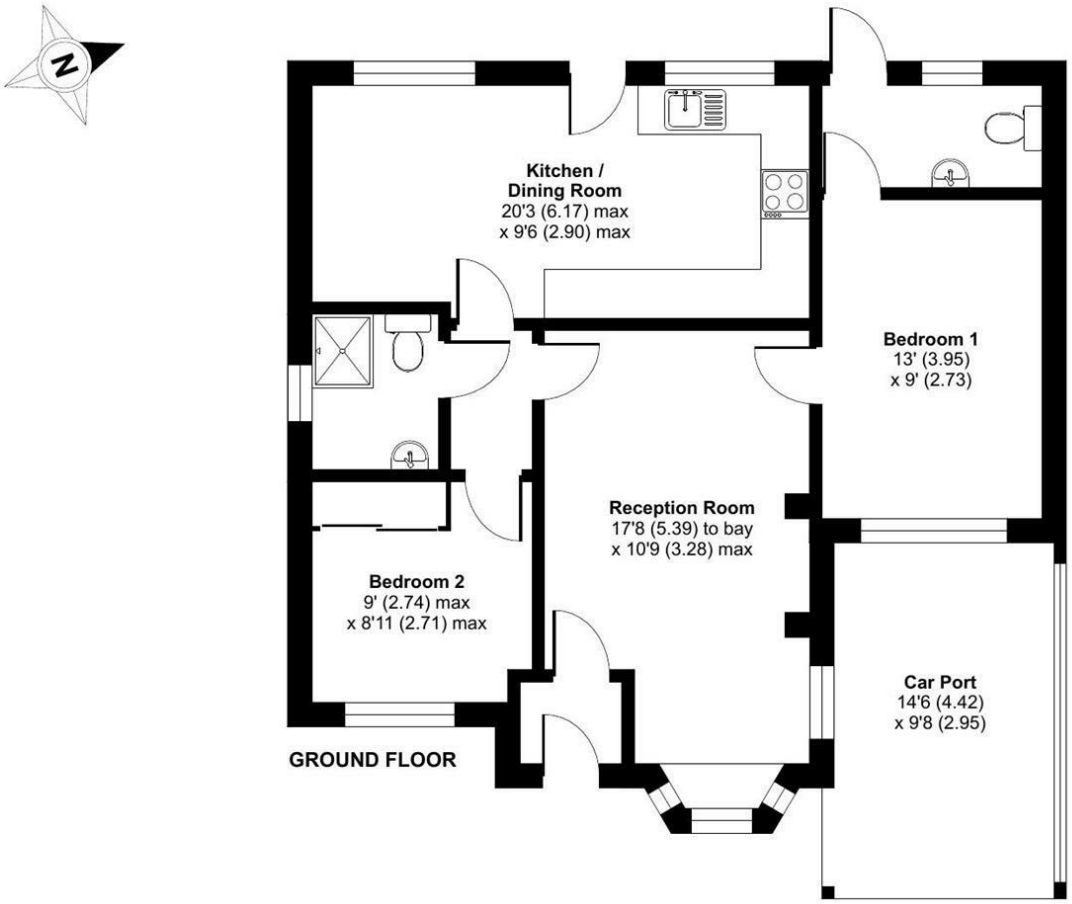
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (Plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

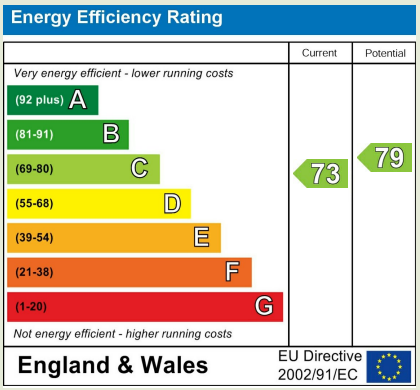
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1537878



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the