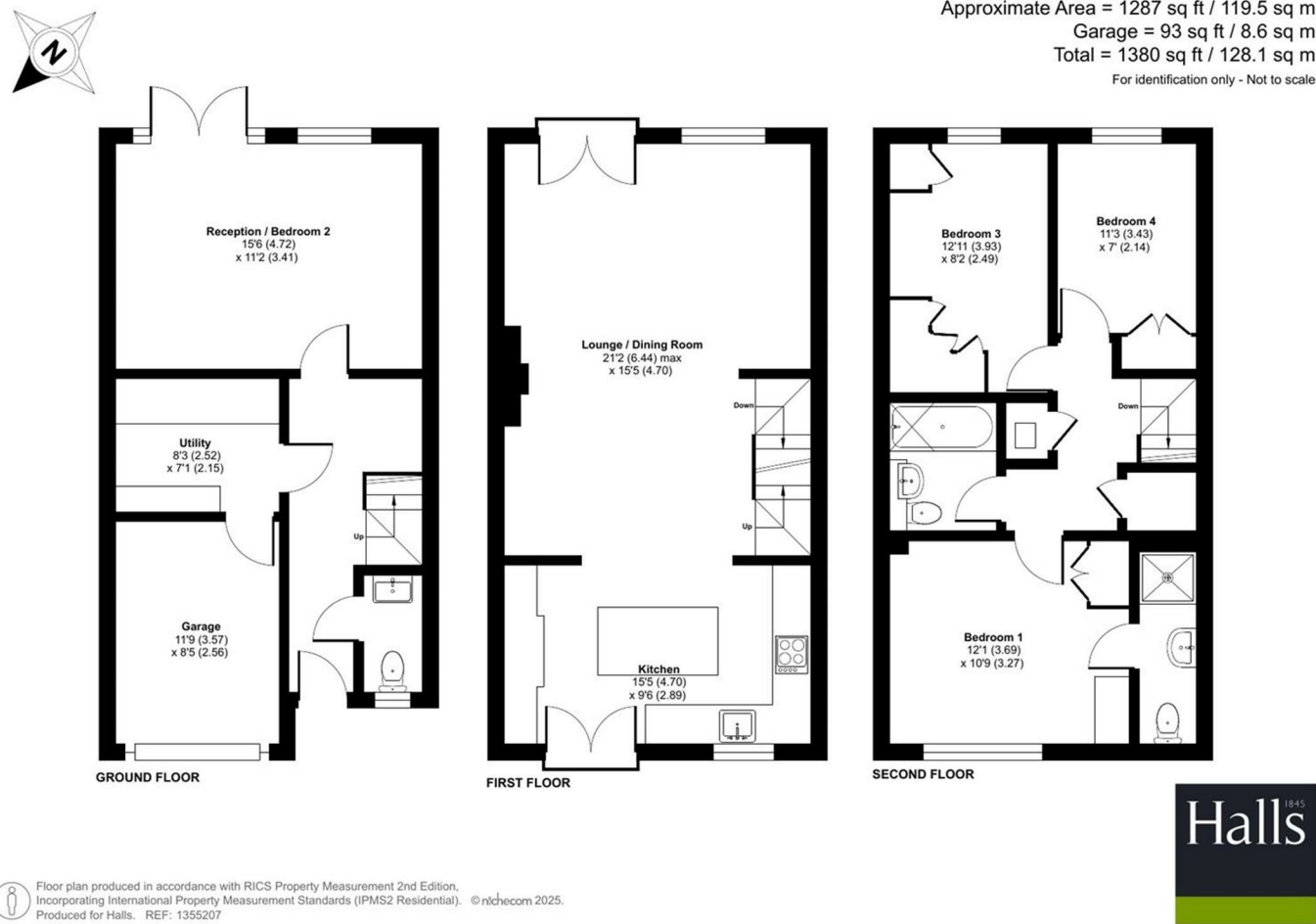


FOR SALE

43 Oswell Road, Shrewsbury, SY2 5YL



FOR SALE

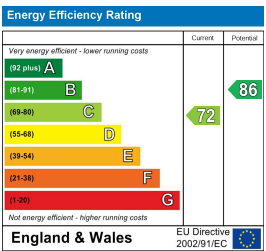
Offers in the region of £350,000

43 Oswell Road, Shrewsbury, SY2 5YL

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An incredibly attractive and impressive modern family home that has been renovated and now offers superb living accommodation, situated in an incredibly popular location on the outskirts of Shrewsbury town centre.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Wonderfully well laid out accommodation
- Beautifully presented throughout
- Spectacular open plan kitchen/dining/sitting room
- Principal bedroom suite with en-suite facilities
- Private driveway for two vehicles
- Decked garden perfect for alfresco entertaining

**DIRECTIONS**  
From Shrewsbury town centre proceed along Old Potts Way to the roundabout, take the first exit along Bage Way and then onto Robertsons Way. On reaching the next roundabout, take the first exit into the estate (Oswell Road). Follow this through the estate virtually to the end and the property will be seen on the left hand side.

**SITUATION**  
The property is attractively positioned on the fringe of an established and popular development close to Underdale Road and within walking distance of the town centre. There are a number of basic amenities in the area including shops and schools, whilst the town centre is readily accessible. Commuters will find that the property is also well placed for commuter routes, particularly those looking for access to the A5 and M54 motorway.

**DESCRIPTION**  
43 Oswell Road is a wonderfully well laid out town house set over three floors offering well proportioned accommodation. The property is beautifully presented throughout as it has been completely renovated and updated by the current owners with quality fixtures and fittings. The main feature of this home is most spectacular open plan kitchen/dining/sitting room, occupying the whole of the first floor due to the renovation works. This is the hub of the house and is a spacious and light main living area. On the ground floor, there is a lovely sitting room/forth bedroom that leads to the rear gardens. There is also a utility room and guest WC.

On the second floor there is the principal bedroom suite with en-suite facilities, two further bedrooms and a family bathroom.

**OUTSIDE**  
To the front of the property there is a private driveway and parking for two cars.

The gardens are found to the rear of the property and offer a wonderful private decked garden perfect for al fresco entertaining.

**GENERAL REMARKS**

**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 (including 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.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.