

# HAYLEY JACKSON

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Winbury, 6 Bryn Rise, Oswestry, Shropshire, SY11 1TU

£425,000

**A rare opportunity to purchase a four bedroom detached family home situated on the edge of Oswestry Town with open countryside views in a quite cul de sac location. The property offers versatile and spacious accommodation and must be viewed to be appreciated.**

The accommodation begins with a generous Reception Hall with Cloakroom off, Kitchen Breakfast Room overlooking the Gardens, Utility Room with Worcester gas boiler, formal Dining Room, Lounge with electric fire and French Doors to the Gardens, Home Office or Games Room/Occasional Bedroom, Landing with Bedroom One to the front elevation with fitted storage and ensuite Shower Room, Three further Bedrooms mostly with fitted storage and all served by the Family Bathroom. The Grounds are a notable feature being designed to be easy maintenance yet of a cottage style nature with many flowering species. The Garden benefits from a lawn, Apple Trees and outside Sitting and Dining Area. There is a Garden Shed and Garage with Storage Area to the Rear, providing storage space.

**Only viewing this property will the accommodation and the location be appreciated. Peaceful setting and walking distance to the Town Centre.**

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**Directions** - From the centre of Oswestry, pass the Church to the right and Wynnstay Hotel to the left and turn right at the traffic lights, take the second right into Oswalds Well Lane, proceed taking the last turning on the right into Llanforda Mead, proceed whereby Bryn Rise will be viewed to the left hand side.

**Council Tax** - Shropshire Council. Council Tax Band E

**Services** - Mains gas, electricity, water and drainage. Confirmation of this should be sought by any prospective legal advisor.

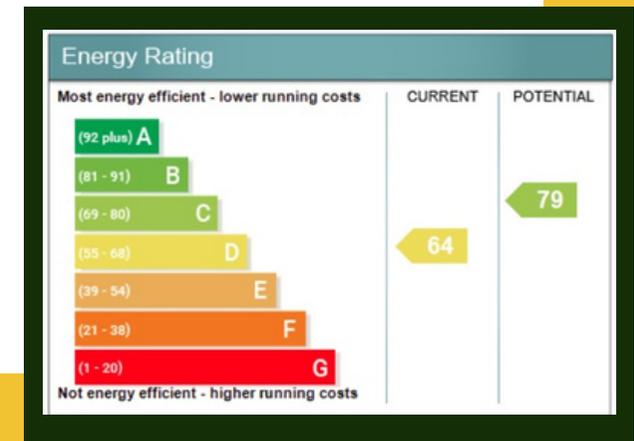
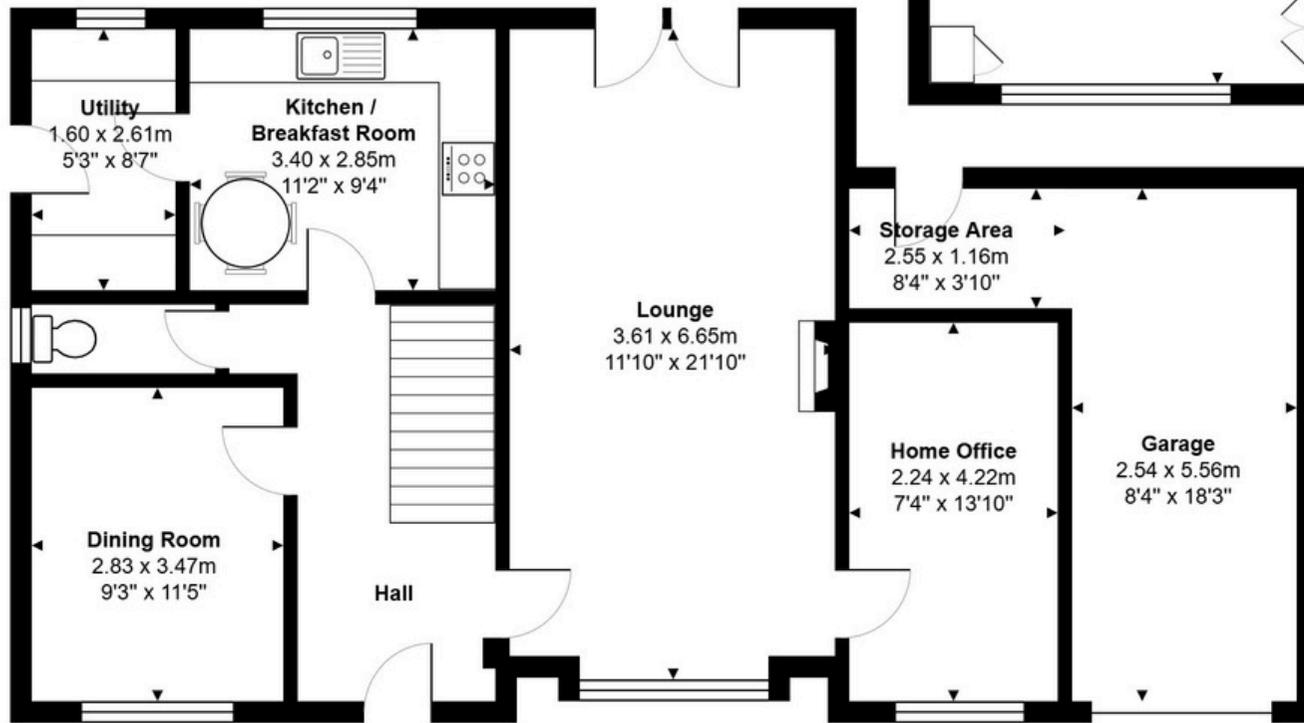
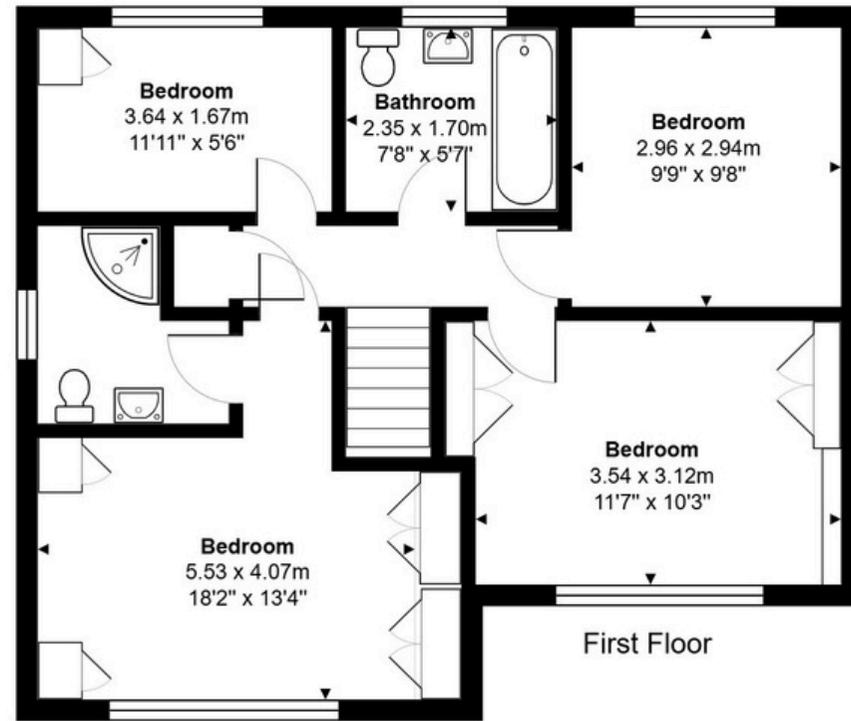
**Tenure** - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

**Notes** - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.





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