

# HAYLEY JACKSON

POWERED BY  
**exp** UK



**4 Salter Close, Weston Lane, Oswestry, SY11 2EW**

**£625,000**













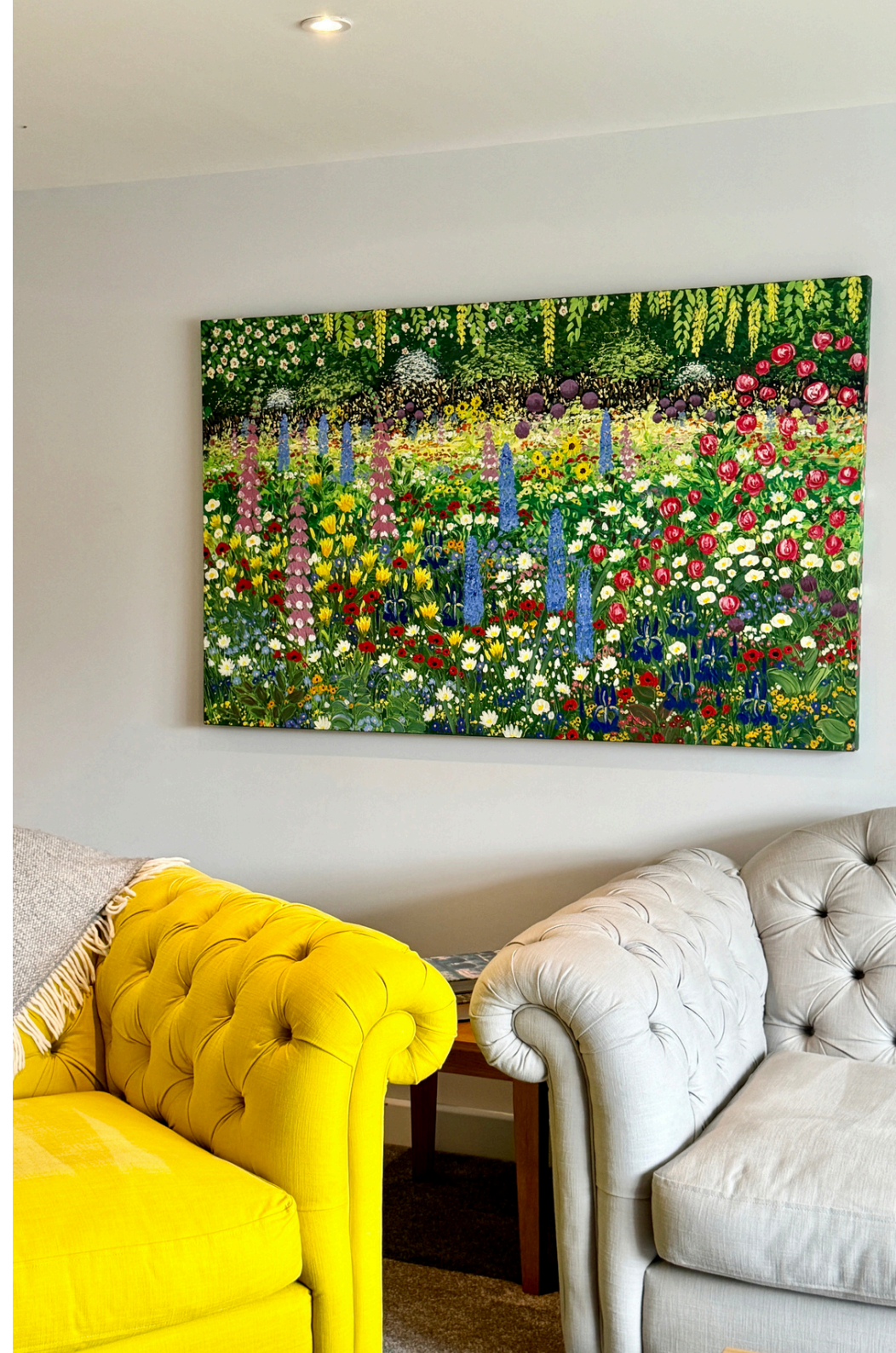


























**This luxury family home was built in 2021 and offers approximately 2500 sq ft of living space. Built to an extremely high specification and exacting standard, this detached five bedroom home must be viewed to be fully appreciated.**

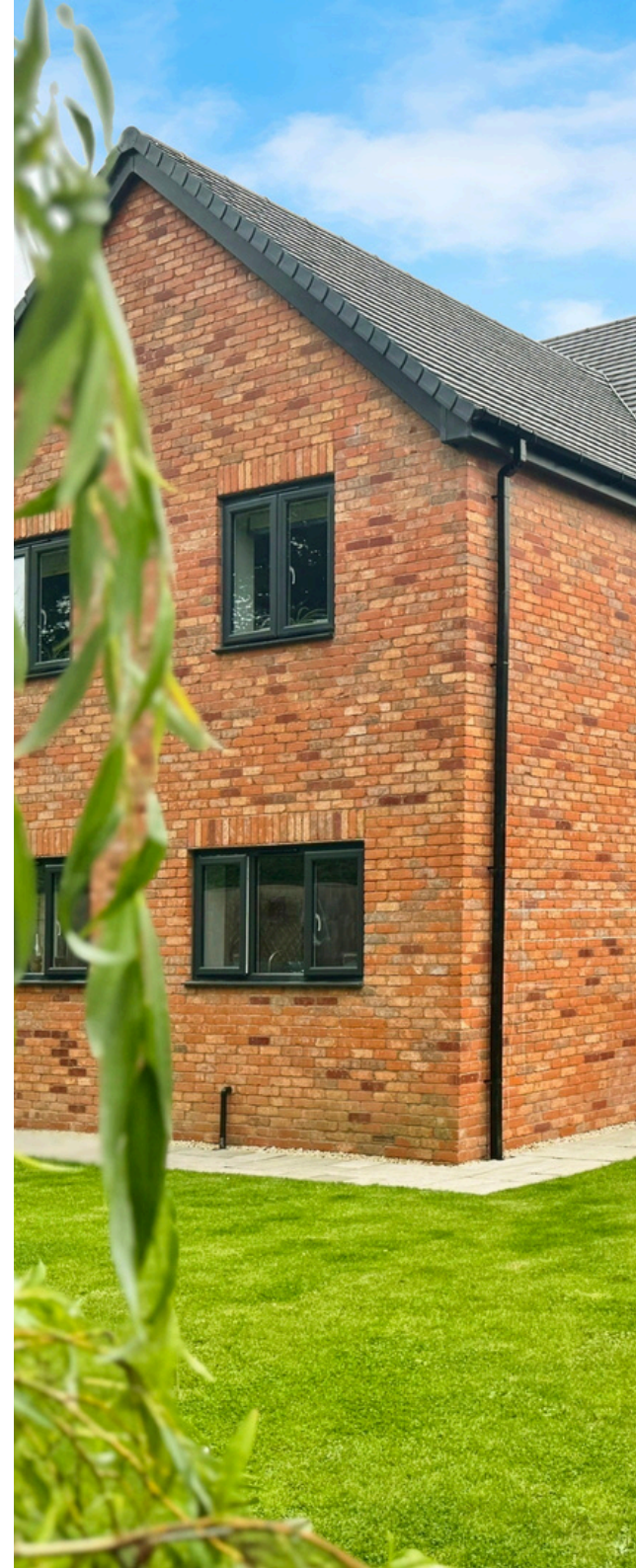
The accommodation comprises, Reception Hall, Cloakroom, Home Office, Living Room, Kitchen/Dining/Family Room, Utility Room, Landing, Principle Bedroom with Dressing Room and Ensuite, a second Ensuite Bedroom, Three further Bedrooms, Family Bathroom, Gardens to the front and rear, Large Double Garage and Parking for 2 cars. The property is warmed by zone controlled under floor heating to the ground floor and radiators to the first floor as well as benefiting from high quality double glazing throughout.

The generous Reception Hall offers access to the Home Office and large Living room, which both benefit from a south facing aspect, Cloakroom and 'heart of the home'. The Kitchen/Dining/Family Room is a wonderful open plan space which caters for family life perfectly whilst also providing a fantastic space for entertaining. The Kitchen is fully equipped with top of the range, fully integrated appliances and high specification fittings. The matching central island with breakfast bar and quartz worktop provides a large preparation area and generous extra storage. Bi-fold doors lead out to the rear Garden and external entertainment area. A generous Utility Room provides integral access to the attached Garage.

The First Floor Landing is bright and airy with South Facing window and laundry cupboard. The Principle Bedroom benefits from a South Facing Aspect, Dressing Room and large Ensuite Shower Room. Bedroom Two benefits from a view of the Private Rear Garden and also has an Ensuite Shower Room. A Generous Family Bathroom with four-piece suite serves the three remaining Bedrooms.

The Gardens are another superb feature of this property, designed for family living and easy to maintain. To the rear the private garden is laid to lawn with lovely outside dining and seating areas, making the most of both the morning and evening sun and with access to both the Front Garden and Garage. The Garage benefits from a fully boarded loft space, providing significant extra storage and an electrically operated double door with parking for two cars directly to the front.

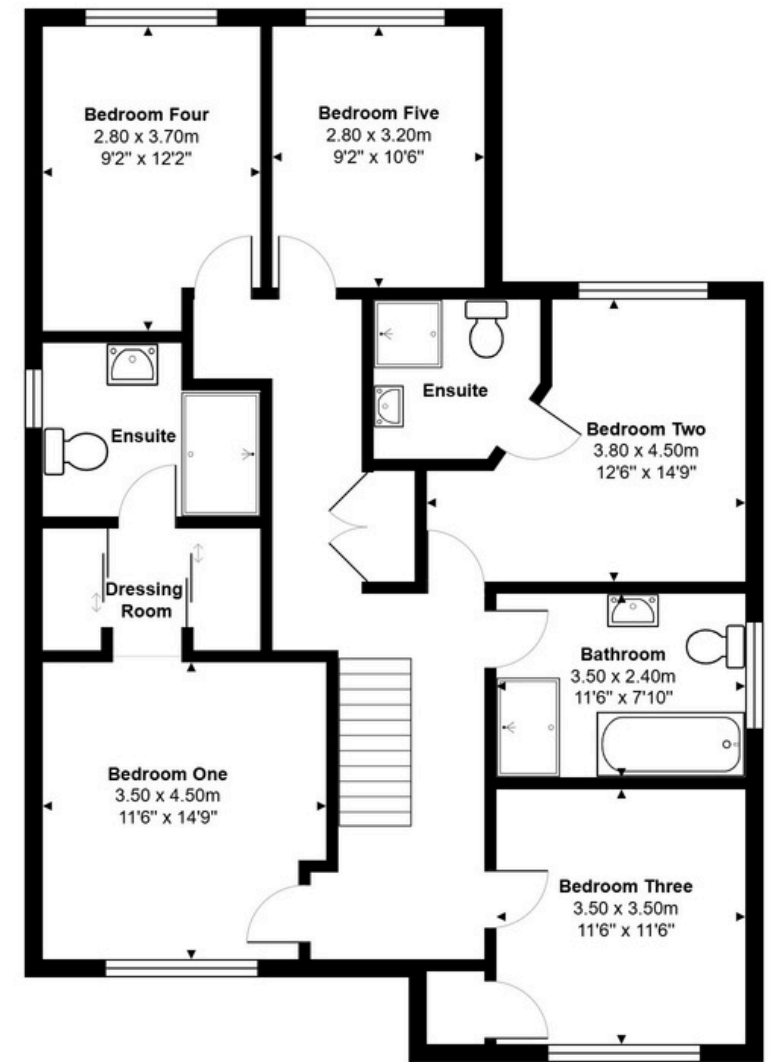
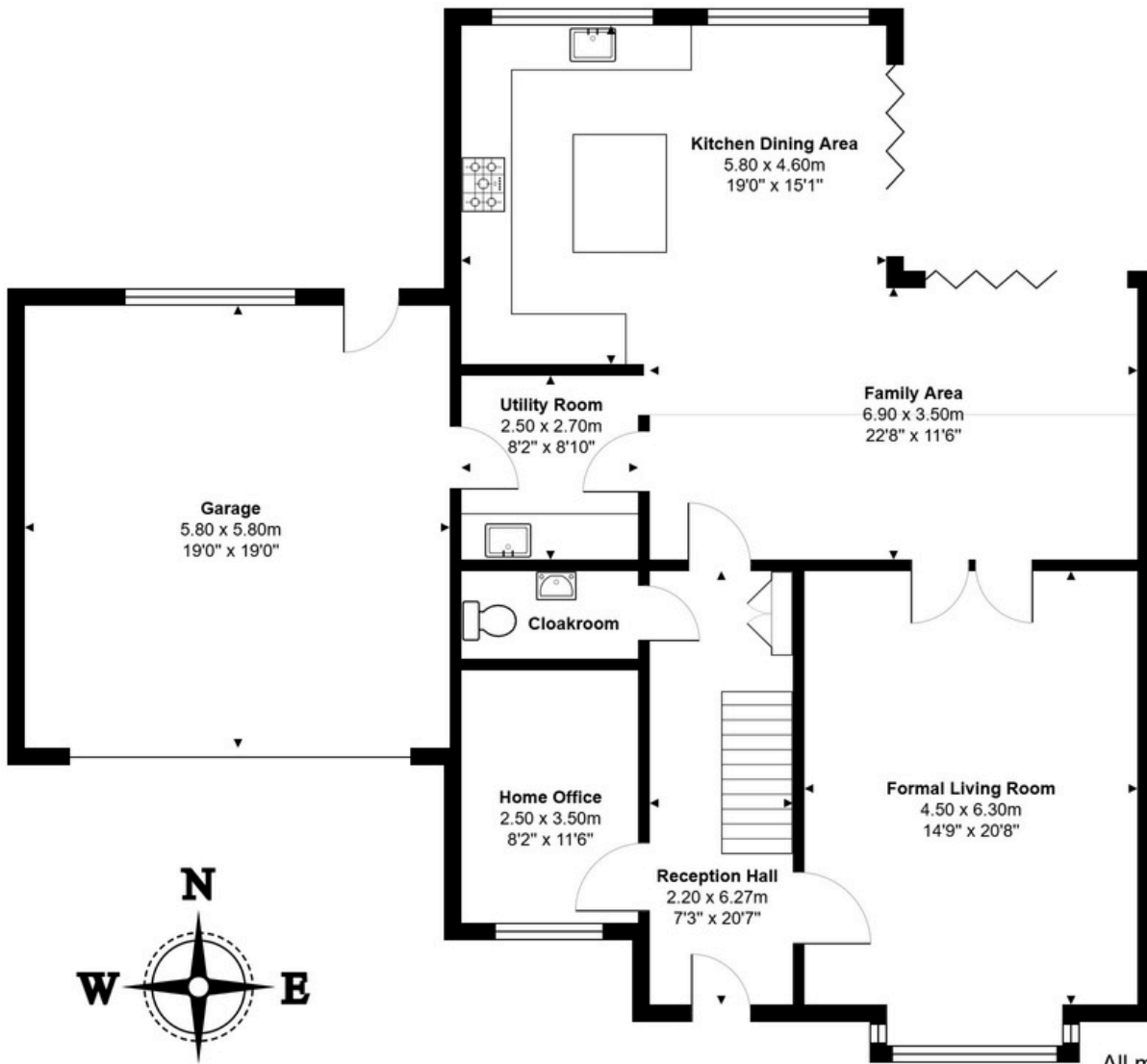
The property is situated in a highly sought after location within Oswestry Town whilst also benefitting from open countryside and woodland walks on the doorstep. For commuters the A5/A483 are easily accessible from Weston Lane and Gobowen station is just over 3 miles away with plenty of free parking and regular services to Shrewsbury, Chester and Birmingham. The amenities of Oswestry Town are all within easy walking distance.











All measurements are approximate and for display purposes only

Total Area: 230.0 m<sup>2</sup> ... 2476 ft<sup>2</sup> Internal Measurements Approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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**Council Tax Band** – Band F

**Shropshire Council** – Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**Tenure** – Freehold. Confirmation should be sought via a purchasers legal advisor.

**Services** – We understand that the property benefits from mains gas, electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

**Viewing strictly via the property agent**



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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