

# HAYLEY JACKSON

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**exp** <sup>®</sup> UK



1 Combs La Ville Close, Oswestry, Shropshire, SY11 1UB









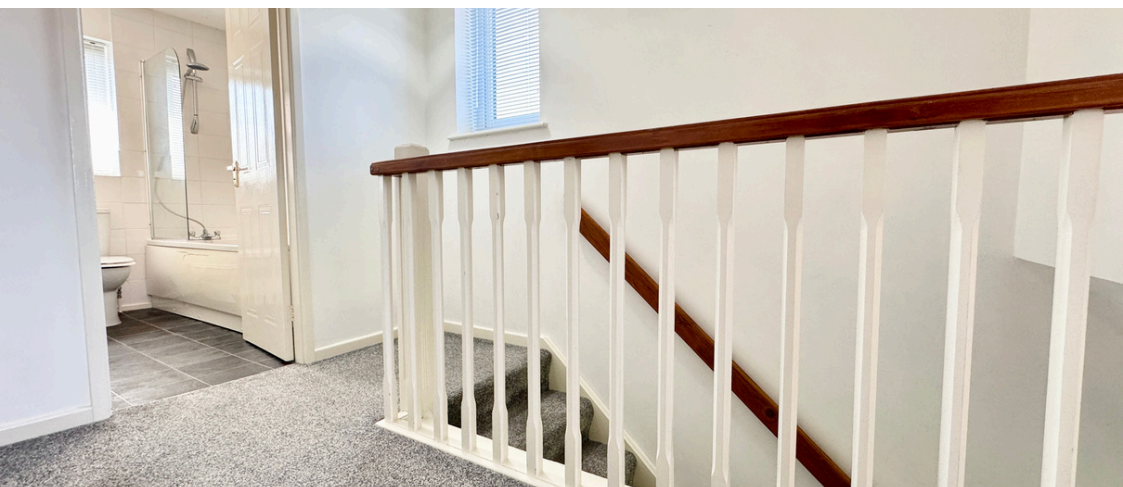
















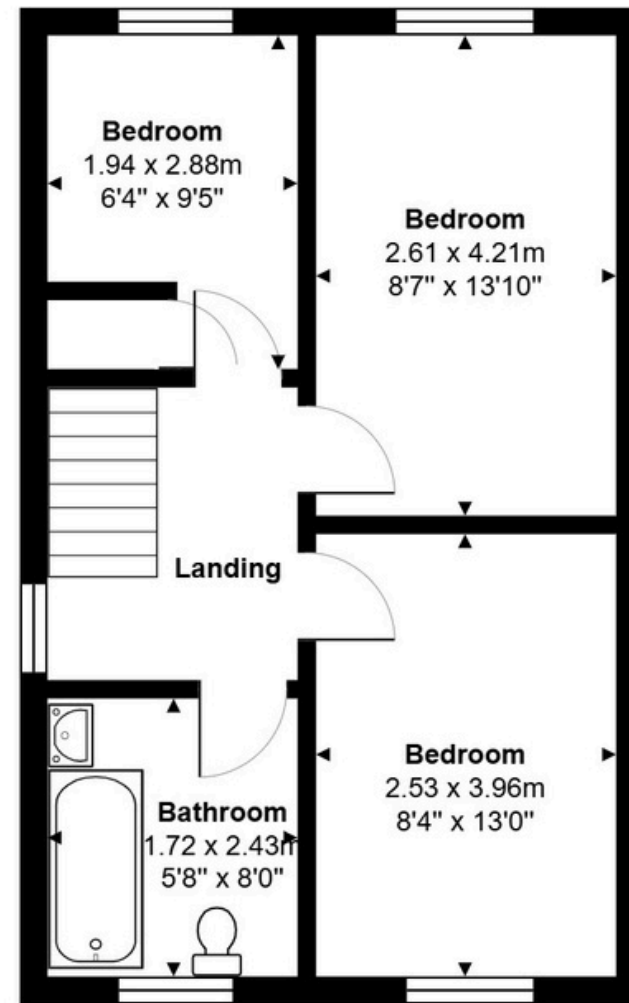
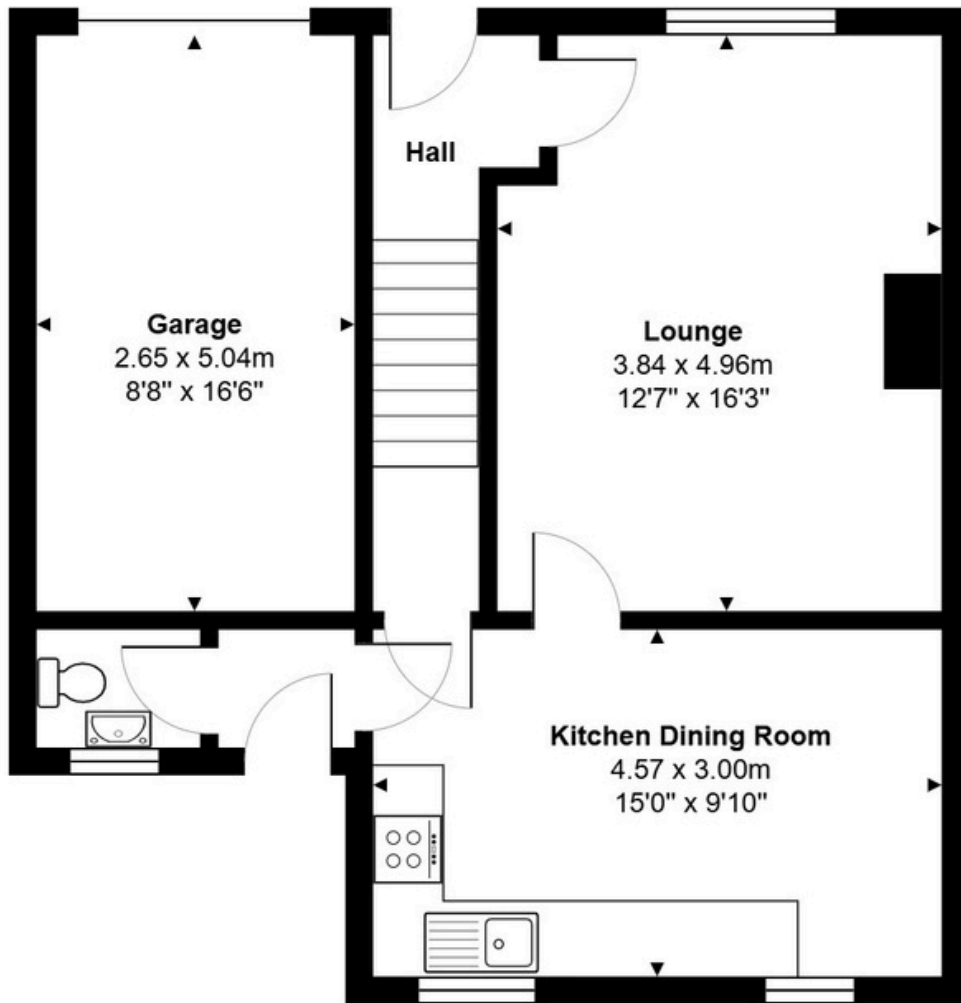












All measurements are approximate and for display purposes only

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**This most well appointed versatile and spacious three bedroom family home is situated in a most convenient edge of town location within walking distance to amenities and countryside.**

**The accommodation is well presented throughout and comprises, Reception Hall, Lounge, Cloakroom, Kitchen Dining Room, Rear Hall, Landing, Three Bedrooms, Bathroom, Gardens to Front, Side and Rear, Generous Parking Parking Area, Garden Store, Garage. The property benefits from UPVC double glazing and is warmed by gas fired central heating.**

The Reception Hall provides access to the Lounge with UPVC double glazed window to the front elevation and electric fire, leading through to the Kitchen Dining Room.

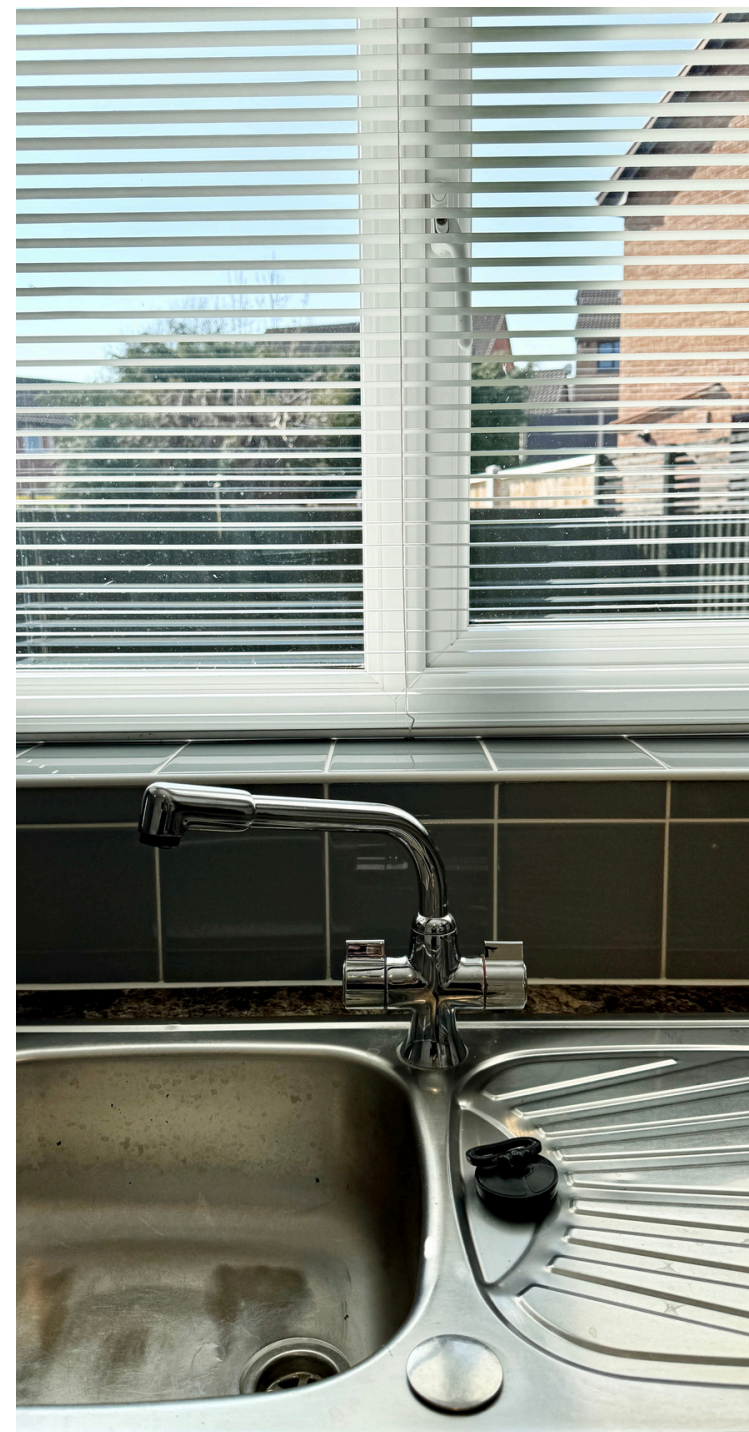
The kitchen Dining Room offers a range of fitted base and wall units with space for appliances, fitted oven and sink with drainer to the side, under stairs storage cupboard, wall mounted gas fired boiler, space for table and two UPVC double glazed windows to the rear elevation.

The Rear Hallway provides access into the Garage and to the Cloakroom. Access from the Hall to the Rear Garden.

The First Floor Landing provides access to the three Bedrooms. Bedroom One with UPVC double glazed window to the front elevation, Bedroom Two with UPVC double glazed window to the rear elevation, Bedroom Three with UPVC double glazed window to the front elevation with airing cupboard.

The Gardens are a notable feature of the property with parking area to front and side elevations with access to the Garage and Reception Hall with laid to lawn area to the front. The Rear Garden is a notable feature of the property, all enclosed with lawn area and Garden Shed. To the side there is an additional area to store refuse containers.

The property is within walking distance to the School, Shops and Bus Stops.





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**Council Tax Band** – Band B

**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, mains 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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