

# 18 Upper Well Close Oswestry SY11 1TW



**5 Bedroom House - Detached**  
**Offers In The Region Of £520,000**

## The features

- THE PERFECT LIVE, WORK AND PLAY HOME
- IDEAL FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN
- PRINCIPAL AND GUEST BEDROOMS WITH EN SUITES
- GARDEN ROOM WHICH IS IDEAL FOR OUTDOOR ENTERTAINING
- VIEWING ESSENTIAL.
- MUCH IMPROVED AND RE-STYLED LIVING OVER 3 FLOORS
- LOUNGE, DINING/UTILITY AND IMPRESSIVE THROUGH LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS, BATHROOM AND SHOWER ROOM
- LANDSCAPED GARDEN



### \*\*\* IMPRESSIVE AND MUCH IMPROVED 5 BEDROOM DETACHED HOME \*\*\*

**Love to entertain or have a growing family - then this is a must view with its stylish, re-configured and much improved deceptively spacious accommodation over 3 floors - it is perfect for today's modern lifestyle.**

**Occupying an enviable position on this much sought after development a pleasant and short stroll from Town Centre, amenities, schools and parks along with ease of access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining/Utility, fabulous through Living/Dining/Kitchen which has been newly fitted and forms the perfect hub of the home, Principal and Guest Bedrooms with en suites and additional Bedroom and Bathroom on the First Floor and 2 further double Bedrooms and Shower Room on the Second Floor.**

**The property has the benefit of a newly installed gas central heating boiler, double glazing, driveway with parking and EV charging point. The Garage has been modified to provide storage and to the rear converted to a Garden Room with bi-folds leading onto a sun terrace which has a covered glazed area. The Gardens are enclosed and landscaped to a Mediterranean theme.**

**Viewing essential.**

#### Property details

##### LOCATION

Occupying a prime position in the heart of Oswestry, the second largest market town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

##### RECEPTION HALL

Covered entrance and composite door leading into the Reception Hall. Staircase leading up to the First Floor Landing, LVT flooring. Radiator, doors leading off,

##### CLOAKROOM

With WC and wash hand basin. Partially tiled walls, tiled flooring and heated towel rail.

##### LOUNGE

With walk in bay window overlooking the front aspect, coved ceiling. Radiator.

##### DINING/UTILITY

With bay window to the rear aspect, range of base level units with work surface over, composite drainer sink with mixer tap, window overlooking the side aspect. Further wall mounted units, space below work surface for washing machine and tumble dryer. Radiator and laminate flooring.

##### IMPRESSIVE THROUGH LIVING/DINING/KITCHEN

Beautifully re-styled and creating a great hub of the home



- perfect for those who love to entertain or a growing family. Comprehensively fitted with range of grey fronted units incorporating deep glazed Belfast style sink with mixer taps set into base cupboard. Further range of base units with solid work surface over and having integrated dishwasher. Eye level double oven/grill/combination ovens with cupboards above and below, floating shelving and full height fridge and freezer each with matching fascia panels. Large breakfast island housing inset hob with central extraction unit with range of cupboards and drawers below and over hang seating area. Feature acoustic walling, bay window to the front, column style radiator and large sliding patio doors leading onto the garden and sun terrace.

#### **FIRST FLOOR LANDING**

Staircase leads from the Reception Hall to the First Floor Landing. Further staircase leads to the Second Floor Landing. Radiator, doors leading off,

#### **PRINCIPAL BEDROOM**

Generous double bedroom with window overlooking the front aspect. Radiator, door leading into,

#### **EN SUITE**

Suite comprising of panelled bath, walk in shower with shower screen and waterfall head. WC and vanity unit with wash hand basin. Window to the rear aspect. Tiled wall, and tiled flooring, shaver point. Heated towel rail.

#### **GUEST BEDROOM**

Another double bedroom with window to the front aspect. Radiator, door leading into.

#### **EN SUITE**

Suite comprising of shower cubicle with waterfall head over, WC and wash hand basin. Window to the front aspect, partially tiled walls. Radiator.

#### **BEDROOM 3/HOME OFFICE**

Double bedroom with window to the rear aspect. Radiator

#### **BATHROOM**

Suite comprising of panelled bath, partially tiled walls, WC and vanity unit with wash hand basin. Tiled flooring, wall mounted mirror, shaver point, Window to the rear aspect. Heated towel rail.

#### **SECOND FLOOR**

Staircase leads from the First Floor Landing, door leading off,

#### **BEDROOM 4**

Generous double bedroom with dormer window to the front aspect. Further window to the side aspect, radiator.

#### **BEDROOM 5**

Generous double bedroom with dormer window to the front aspect. Further window to the side aspect, radiator.

#### **SHOWER ROOM**

Walk in shower with aqua panelled wall and waterfall head over. WC and wash hand basin, window to the rear aspect. Heated towel rail

#### **OUTSIDE**

The property is approached over driveway with parking for several cars and has the benefit of an EV Charger. Well screened from the road by tall hedging. Side pedestrian access to the lovely enclosed Rear Garden which has been landscaped for ease of maintenance to a Mediterranean theme with large paved sun terraces, ideal for dining alfresco. Part of the Garage has been converted to provide an all year round Garden Room/Home office and having a large covered seating area with glazed roof.

#### **GENERAL INFORMATION**

##### **TENURE**

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains electric, water and drainage are connected with gas fired central heating.

##### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D- again we would recommend this is verified during pre-contract enquiries.

##### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### **REMOVALS**

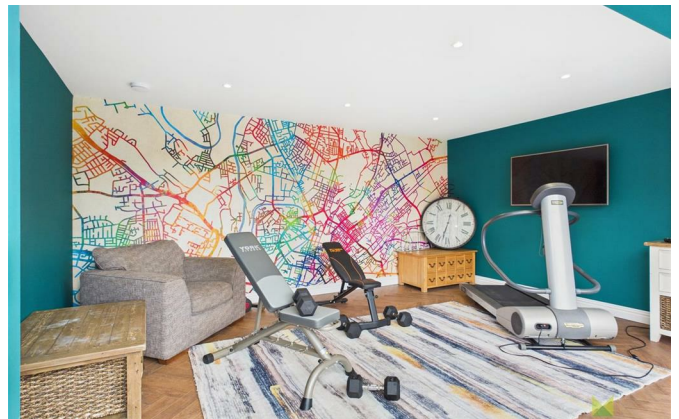
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### **NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





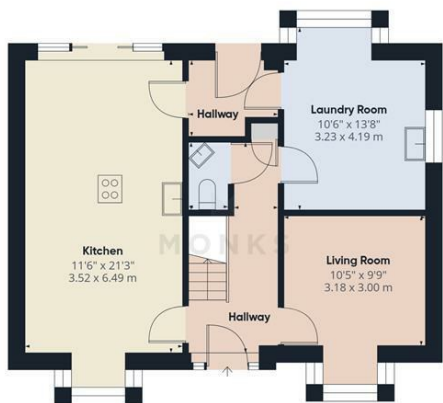




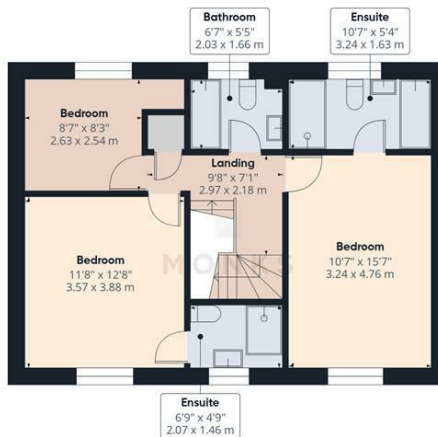
## 18 Upper Well Close, Oswestry, SY11 1TW.

5 Bedroom House - Detached  
Offers In The Region Of £520,000

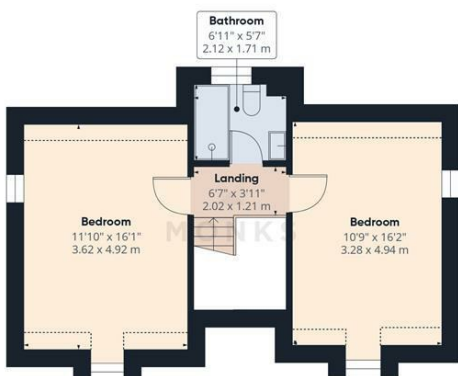




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
 1957 ft<sup>2</sup>  
 181.6 m<sup>2</sup>  
**Reduced headroom**  
 44 ft<sup>2</sup>  
 4.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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**Oswestry office**

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 Shropshire, SY11 2SP

**We're available 7 days a week**

HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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