



FOR SALE

Chain Free £480,000

87 Oakhurst Road, Oswestry, Shropshire, SY11 1BL

This four bedroom period residence overlooks Brogyntyn Parkland and benefits from characterful and spacious interiors. Only viewing this property will the accommodation and edge of town location be appreciated. Warmed by gas fired central heating and benefits from UPVC double glazing. Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room, Ground Floor Shower Room, First Floor Landing, Four Bedrooms, Bathroom, Driveway providing ample parking, Garage, Landscaped Gardens. For Sale with No Onward Chain. Viewing Recommended.





- **Period Residence with Parkland View**
- **Character Detached Family House**
- **Four Bedrooms and Two Reception Rooms**
- **Sought After Edge of Town Location**
- **Delightful Open Outlook to Front Aspect**
- **Gas Central Heating and Double Glazing**

LOCATION

The property is situated in a pleasant residential area on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Proceed out of Oswestry Town passing the Fire Station to the left hand side, proceed up Oakhurst Road towards Selattyn/Weston Rhyn, where the property will be observed on the right hand side before the turning for Park Drive.

THE ACCOMMODATION

A covered entrance with decorative tiled floor and lighting. A UPVC part double glazed entrance door leads into:-

RECEPTION HALL

With a UPVC double glazed windows to front and side elevation, stairs leading to first floor accommodation, two radiators, exposed wooden flooring, telephone point, built in under stairs storage cupboard, picture rail.

LOUNGE

4.10m x 4.10m (13'5" x 13'5")

With UPVC double glazed window to front elevation with delightful open outlook, radiator, tiled fireplace with timber surround, open fire inset, picture rail and TV point.

DINING ROOM

3.60m x 4.10m (11'9" x 13'5")

With UPVC double glazed patio doors and windows to rear garden, picture rail, radiator, exposed brick fireplace with cast iron (gas fuelled) stove and tiled hearth.

KITCHEN/BREAKFAST ROOM

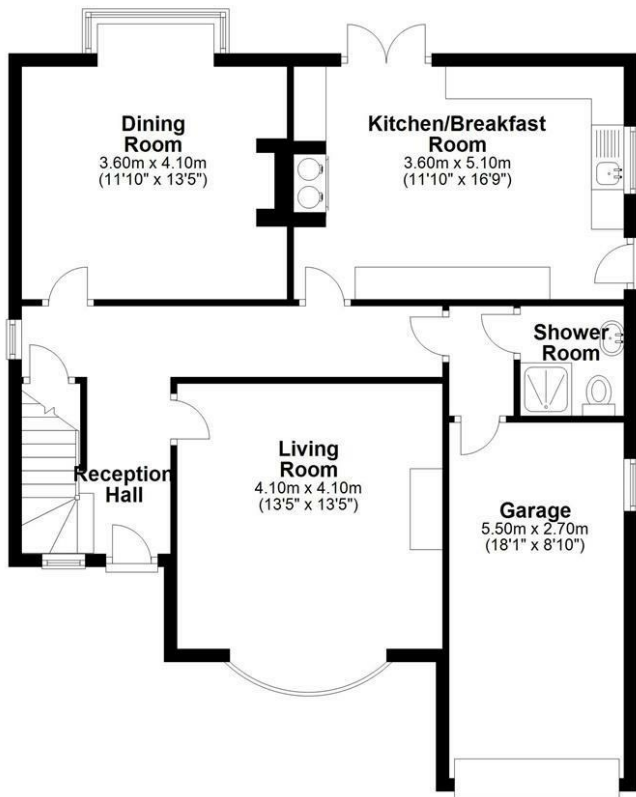
3.60m x 5.10m (11'9" x 16'8")

With a range of fitted wall and floor units, granite worktops, combination oven/microwave, glazed display cabinets, space for range cooker (which may be available by separate negotiation), oak beam over and dishwasher, 1 1/2 bowl sink and drainer with mixer tap, part tiled surround, service hatch to Dining Room, tiled floor, recessed spotlighting, UPVC double glazed patio doors to rear garden, UPVC double glazed window and exterior door to side elevation.



Ground Floor

Approx. 86.5 sq. metres (931.6 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



Total area: approx. 162.4 sq. metres (1748.2 sq. feet)

87 Oakhurst Road

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



INNER HALL

From Reception Hall an internal door leads into the Inner Hall with internal door to Garage and:-

GROUND FLOOR SHOWER ROOM

With UPVC double glazed window to side elevation, white suite comprising: wash hand basin, low flush WC, shower unit with tiled surround, glazed screen/door, heated towel rail, tiled walls and floor, extractor, recessed spotlighting.

FIRST FLOOR LANDING

With UPVC double glazed window to side elevation, loft hatch.

BEDROOM ONE

4.10m x 3.50m (13'5" x 11'5")

With UPVC double glazed bay window to front elevation with delightful open outlook, range of built in wardrobes, radiator and picture rail. Views out to Brogyntyn Park.

BEDROOM TWO

4.90m x 2.80m (16'0" x 9'2")

With UPVC double glazed windows to front and rear elevations, radiator, picture rail.

BEDROOM THREE

3.60m x 2.90m (11'9" x 9'6")

With UPVC double glazed window to rear elevation, radiator, picture rail.

BEDROOM FOUR

3.90m x 2.71m (12'9" x 8'10")

With UPVC double glazed window to front elevation with delightful open outlook, radiator, built in wardrobe with mirrored doors, built in storage cupboard, picture rail.



AIRING CUPBOARD/WALK IN WARDROBE

With UPVC double glazed window to rear elevation, wall mounted Worcester boiler.

BATHROOM

3.60m max x 2.80m (11'9" max x 9'2")

With UPVC double glazed window to rear elevation, white suite comprising: roll top bath, low flush WC, vanity wash hand basin, walk in double shower unit with glazed screen, tiled walls, extractor, heated towel rail.

OUTSIDE

A gravel driveway provides ample off-road parking with access to garage. Side timber gates lead to:-

REAR GARDEN

A most neatly landscaped rear garden with paved patio area, lawn garden, raised borders with a variety of flowers and shrubs inset, outside tap and lighting. There are a range of useful outbuildings to include: outside WC, coal shed and two timber garden sheds.

GARAGE

5.50m x 2.70m max internal measurement (18'0" x 8'10" max internal measurement)

With up and over door, UPVC double glazed window to side elevation, range of fitted wall units, work surface, space for appliances, power and lighting.



TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

LOCAL COUNCIL

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

COUNCIL TAX

Council Tax Band 'E' on the council register.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the money laundering regulations. Appropriate examples; passport/photographic driving license and a recent utility bill.

SERVICES

We have been informed by the vendor that the property is served with mains electricity, mains drainage, mains gas and the central heating system was installed in January 2023. Confirmation of this should be sought by a prospective purchasers legal advisor.

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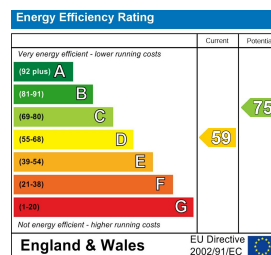
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



01691 670 320

Oswestry Sales
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