

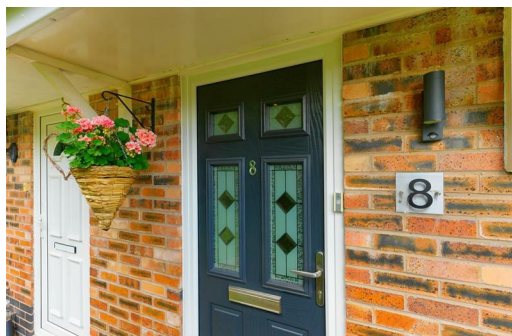
**FOR SALE**

Asking Price £249,950

8 Oakwood Close, Whittington, Oswestry, Shropshire, SY11 4PT

Situated in the sought after village of Whittington and enjoying a quiet and tucked away position in a Close of five houses, is an exceptionally well presented semi-detached family home. The property comprises: entrance hall, lounge, attractive re-fitted kitchen/dining room, conservatory, first floor landing, three bedrooms, bathroom, driveway providing off-street parking, garage. A particular feature of the property is that it is not overlooked at the front. The property has neatly landscaped gardens to the front (which adds to the privacy) and rear. There is also a further hidden 'woodland garden' adjacent to the garage which lends itself to a variety of uses. The property is well placed for local village amenities including shops, post office and two public houses. There is a mainline railway station at Gobowen with routes to London, Liverpool, Birmingham and Manchester.





- **Semi-Detached House**
- **Attractive Re-Fitted Kitchen**
- **Conservatory**
- **Three Bedrooms**
- **Driveway and Garage**
- **Neatly Landscaped Gardens**

DESCRIPTION

The extensive village facilities of Whittington are within walking distance of the property and include a Post Office/Village Stores, Public Houses, Parish Church, Primary School and a medieval Castle with café and regular events. A range of amenities are quickly accessible in the nearby market town of Oswestry (3 miles) which offers a comprehensive range of shops, leisure and social facilities. The internationally renowned RJAH orthopaedic hospital is 2 miles away. Gobowen also has a mainline railway station. To the North West of Whittington lies the popular lakeland town of Ellesmere, well known for its meres and canal marina on the Shropshire Union Canal. Within a two hour drive, are other areas of natural beauty including Snowdonia and the Shropshire Hills. Whittington is also well-placed for commuters: by train to Liverpool, Birmingham and London and by road via the A5 and M54.

DIRECTIONS

Proceed out of Oswestry along Whittington Road. On reaching the roundabout continue straight over signposted Whittington. Proceed through the village and turn right into Yew Tree Avenue. Proceed turning left then right into Birchwood Drive then take the second right. Follow the road around into the cul de sac where the property will be found at the end.

THE ACCOMMODATION

An attractive part glazed 'recently fitted' entrance door leads into:-

ENTRANCE HALL

With radiator, laminate wood effect flooring and stairs to first floor accommodation.

LOUNGE

14'1" x 12'5" (4.30m x 3.80m)

A light and airy south facing room with feature bay window and window seat and storage below, built in under stairs storage cupboard, radiator, smoothed ceilings and coving.

KITCHEN/DINING ROOM

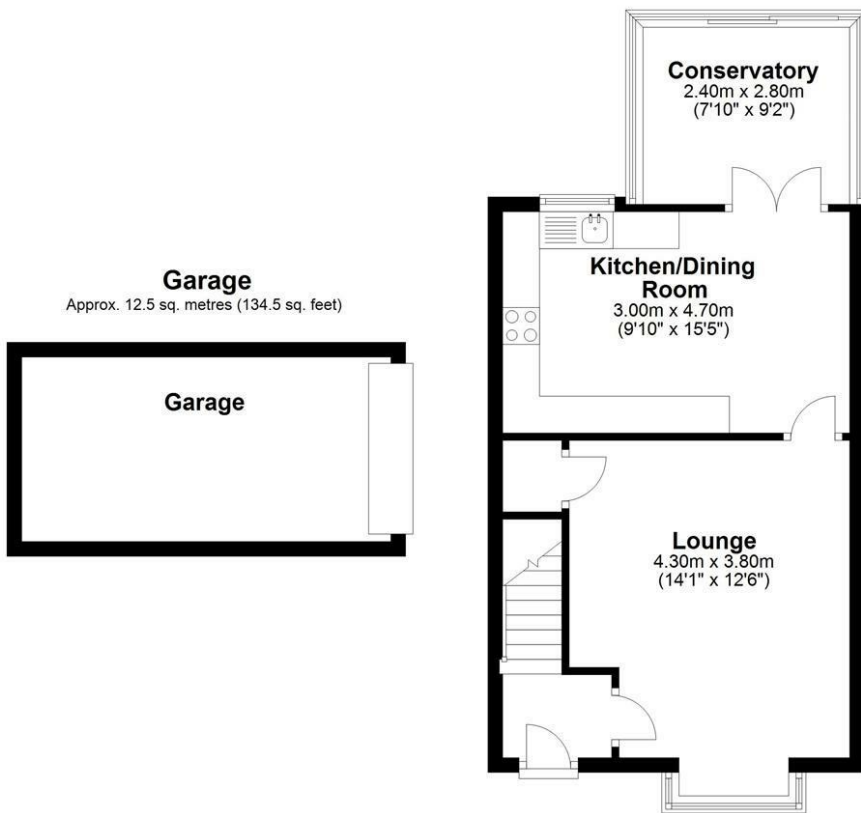
9'10" x 15'5" (3.00m x 4.70m)

A contemporary re-fitted kitchen comprising an attractive range of grey gloss wall and floor units, wood effect worksurfaces, stainless steel sink and drainer with mixer tap, Formica splashback, space and plumbing for appliances, integrated dishwasher, attractive tiled floor, radiator, smoothed ceilings, window overlooking rear garden and patio doors leading into:-



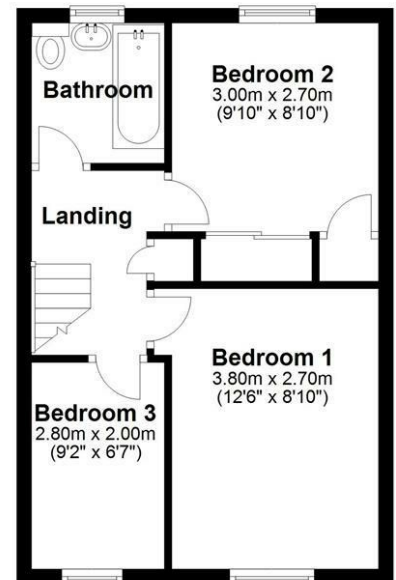
Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)

8 oakwood close

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



3 Bedroom/s



1 Bath/Shower Room/s



CONSERVATORY

9'10" x 7'10" (3m x 2.4m)

A particular feature is the grey UPVC double glazed conservatory with integrated blinds and underfloor heating providing a lovely area to relax and sit overlooking the over rear garden.

FIRST FLOOR LANDING

With built in airing cupboard housing the gas central heating boiler, loft hatch and leading to:-

BEDROOM ONE

12'5" x 8'10" (3.80m x 2.70m)

With window to the front aspect with rural view, radiator, built in wardrobes with mirrored doors.

BEDROOM TWO

9'10" x 8'10" (3.00m x 2.70m)

With window overlooking the rear garden, built in wardrobe and radiator.

BEDROOM THREE

9'2" x 6'6" (2.80m x 2.00m)

With window to front aspect with rural outlook and radiator.

BATHROOM

With suite comprising: panelled bath with power shower and glazed screen, WC, wash hand basin, heated towel rail, shaver point, part tiled walls and window to rear elevation.

OUTSIDE

A driveway provides off-street parking with access to the garage. Adjacent to the garage is an additional natural 'woodland garden' with patio area. This area lends itself to a variety of uses: greenhouse, home office, parking etc.

GARAGE

With up and over door, power and lighting.

REAR GARDEN

Neatly landscaped with a feature spiral lawn, mature flowers, fruit trees and shrubs as well as a patio area. There is access via a side gate and garden where there is a useful shed.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com.

LOCAL COUNCIL AND COUNCIL TAX

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

The property is in band 'B' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

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 Licence and a recent Utility Bill.



FOR SALE

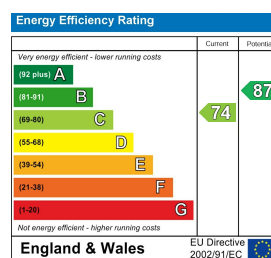
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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