



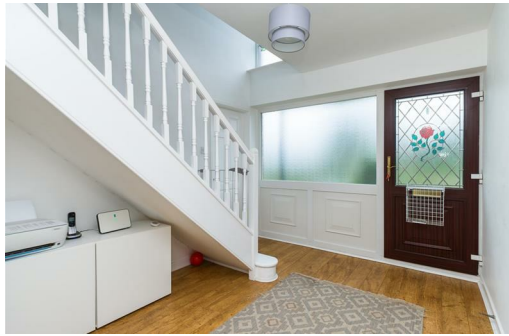
FOR SALE

Offers In The Region Of £335,000

15 High Fawr Avenue, Oswestry, SY11 1TB

**\*\*With No Chain\*\*** - A wonderful opportunity to purchase a four bedroom detached family home situated in a prime location within an established part of Oswestry Town. Within walking distance to the town and Cae Glas Park this property must be viewed to be appreciated. Reception Hall, Cloakroom, Lounge/Dining Room, Garden Room, Kitchen/Breakfast Room, Hallway, Utility, Store, Landing, Four Bedrooms, Bathroom, Gardens and Parking. Warmed by gas fired central heating and benefits from UPVC double glazed windows.





- Four Bedroom Detached House
- Superb Residential Area
- Walking Distance To Town
- Gas Fired Central Heating
- UPVC Double Glazing
- With No Onward Chain

## LOCATION

High Fawr Avenue is a sought after residential area offering a good range of executive style housing. Oswestry is a popular market town with a good range of shopping, leisure and educational facilities. The area enjoys good road access to the Midlands via the A5 trunk road and M54 to the North West and the Wirral.

## RECEPTION HALL

10'5" x 9'2" (3.18m x 2.79m)

With UPVC double glazed window to the front elevation, staircase leading to the First Floor Landing.

## CLOAKROOM

6'9" x 4'8" (2.06m x 1.42m)

Comprising a two piece suite and with UPVC double glazed window to the front elevation.

## LOUNGE DINING ROOM

21'7" x 10'9" (6.60m x 3.30m)

With UPVC double glazed window to the front elevation and double doors into;

## GARDEN ROOM

9'2" x 13'1" (2.80m x 4.00m)

With UPVC double glazed elevations and French doors leading into the Garden.

## KITCHEN BREAKFAST ROOM

10'9" x 14'1" (3.30m x 4.30m)

Comprising a range of fitted base and wall units with worktops over, space for appliances including range style oven, sink unit, UPVC double glazed window to the rear elevation.

## SIDE ENTRANCE HALL

With access doors from the front and rear elevations.

## UTILITY ROOM

8'2" x 8'2" (2.50m x 2.49m)

With units for storage, sink unit, space for appliances, UPVC double glazed window to the rear elevation, wall mounted gas fired boiler.

## STORE

8'10" x 8'2" (2.71m x 2.49m)

With doors to the front elevation.

## FIRST FLOOR LANDING

With access to Bedrooms and Bathroom. High level feature UPVC double glazed window to the front elevation.

## BEDROOM ONE

12'5" x 11'1" (3.80m x 3.40m)

With UPVC double glazed window to the front elevation.

## BEDROOM TWO

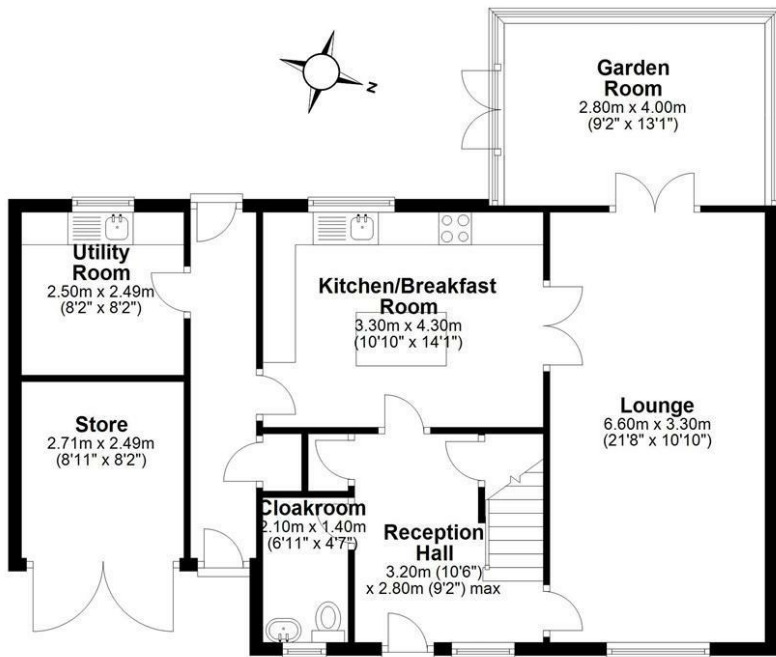
10'2" x 10'9" (3.10m x 3.30m)

With UPVC double glazed window to the front elevation.



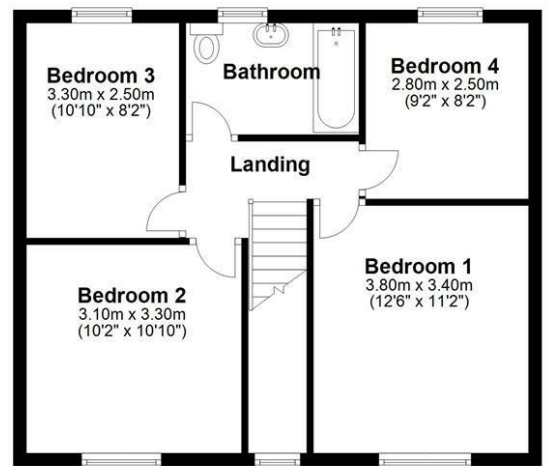
**Ground Floor**

Approx. 82.4 sq. metres (886.4 sq. feet)



**First Floor**

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 sq. feet)  
**15 High Fawr Avenue**

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.



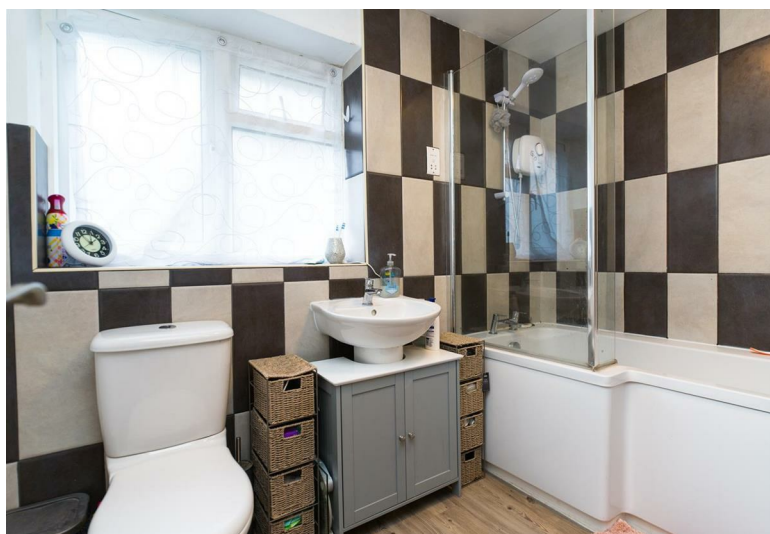
2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



### **BEDROOM THREE**

10'9" x 8'2" (3.30m x 2.50m)

With UPVC double glazed window to the rear elevation.

### **BEDROOM FOUR**

9'2" x 8'2" (2.80m x 2.50m)

With UPVC double glazed window to the rear elevation.

### **BATHROOM**

Comprising a three piece suite and with UPVC double glazed window to the rear elevation.

### **GARDENS AND GROUNDS**

From the road level a drive leads to the front of the property providing parking. The front garden is laid to lawn with path leading around to the side and rear.

The rear garden is well worthy of mention being mainly laid to lawn for ease of maintenance with outside sitting and dining areas.

### **SHROPSHIRE COUNCIL AND COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

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

### **VIEWINGS**

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

### **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

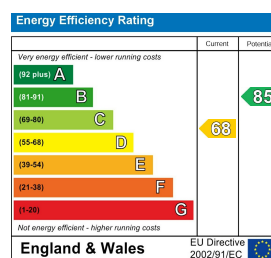
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend 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**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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