



**FOR SALE**

Offers In The Region Of £325,000

4 Llanforda Rise, Oswestry, Shropshire, SY11 1SY

Situated within a highly sought after residential locality and being well placed for Oswestry town, a tastefully improved detached bungalow with the benefit of being sold with NO ONWARD CHAIN.





- Sought after residential locality
- Two Bedroom Detached Bungalow
- Spacious Lounge
- Re-Fitted Kitchen
- Driveway, Garage and Gardens
- With NO CHAIN

### DIRECTIONS

From our office, proceed up Willow Street turning left at the cross roads into Welsh Walls and continue turning right on the bend into Brynhafod Road. Take the second left into Llanforda Rise and the property will be viewed on the right hand side.

### SITUATION

Llanforda Rise is a prime residential area of the town within easy reach of the town centre by walking down Brynhafod Road and crossing the park, residents would find themselves on Church Street, the centre of the town. 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.

### DESCRIPTION

A tastefully improved detached bungalow which enjoys a sought after residential location comprising: Entrance Porch, Reception Hall, Cloakroom/WC, Spacious Lounge, Dining Room, Kitchen, Sun Room, Two Bedrooms, Wet Room, Driveway providing off-road parking, Garage and Gardens.

### ACCOMMODATION

UPVC part obscured double glazed entrance door leading into:

### ENTRANCE PORCH

With UPVC double glazed part obscured side panels, tiled floor, glazed door and side panel, leading into:

### RECEPTION HALL

With radiator, central heating thermostat, internal door leading into garage.

### CLOAKROOM / WC

White suite comprising low level WC, wash hand basin with part tiled walls and tiled floor.

### LOUNGE

UPVC double glazed window to front and side elevations, two radiators, coved ceiling, feature fireplace with coal effect gas fire inset.

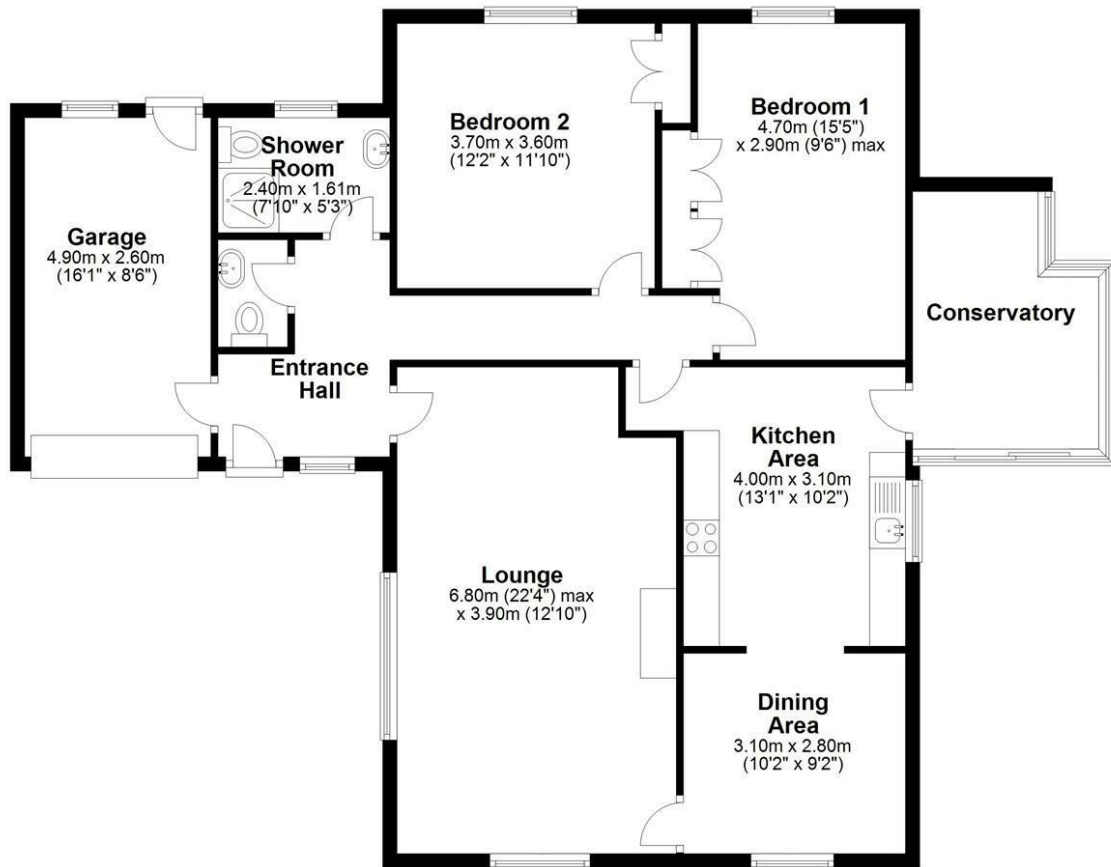
### DINING ROOM

UPVC double glazed window to front elevation, oak flooring, radiator, coving, archway leading into:



**Ground Floor**

Approx. 116.3 sq. metres (1251.6 sq. feet)



Total area: approx. 116.3 sq. metres (1251.6 sq. feet)

**4 Lanforda Rise**

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.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### KITCHEN

Attractive range of modern fitted wall and floor units, work surfaces, stainless steel one and half bowl sink and drainer with mixer tap, part tiled surround, integrated WASHING MACHINE and DISHWASHER, HOTPOINT DOUBLE OVEN, MICROWAVE and INDUCTION FOUR RING HOB, stainless steel EXTRACTOR HOOD over, tiled floor, recessed spotlighting, window to side elevation, smoke detector, integrated fridge, Part glazed door leading into:

#### GARDEN ROOM

With tiled floor, UPVC double glazed windows, UPVC double glazed sliding door and single glazed window to side.

#### BEDROOM 1

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

#### BEDROOM 2

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

#### WET ROOM

UPVC opaque double glazed window, white suite comprising low level WC, pedestal wash hand basin, power shower, tiled walls, non-slip flooring, extractor, and radiator.

#### OUTSIDE

A driveway provides ample off road parking provision with access to garage.

#### GARDENS

There is a lawned garden to the front of the property, a timber gate leads to the side of the property with PAVED PATIO AREA, leading off the garden room, which in turn leads to the rear garden with PAVED PATIO AREA and lawned garden with a variety of flowers and shrubs inset in the borders.

#### GARAGE

With up and over door, power and lighting, Worcester wall mounted gas central heating boiler, electric and gas meters, window and wooden exterior door to rear garden, electric fuse box.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity, gas and drainage are believed to be connected. Gas fired central heating system. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



FOR SALE

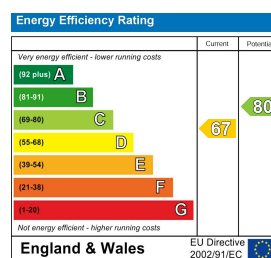
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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