

FOR SALE

11 Longueville Drive, Oswestry, Shropshire, SY11 2YN



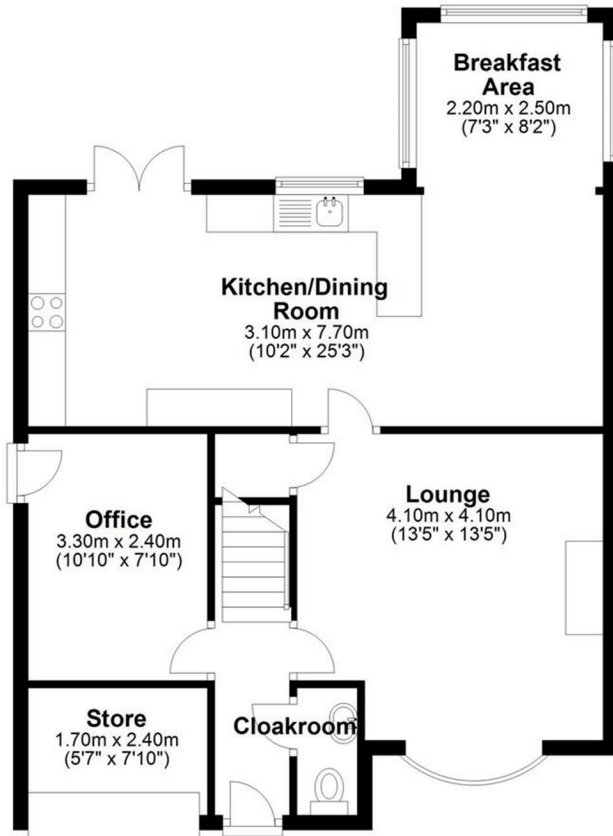
FOR SALE

Offers in the region of £269,950

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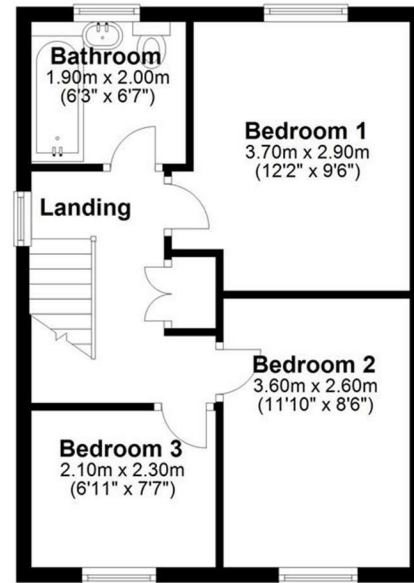
Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)

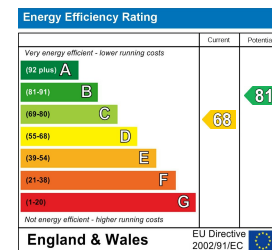


Total area: approx. 103.8 sq. metres (1117.4 sq. feet) 11 Longville

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

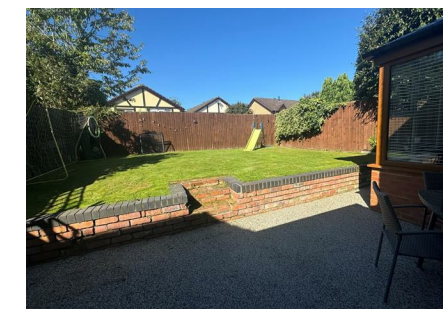


A wonderful opportunity to purchase a detached family home situated in a sought after residential area. The property is spacious and immaculate throughout and must be viewed to be appreciated. The accommodation comprises; Reception Hall, Cloakroom, Lounge, Remodelled Kitchen/Dining Room with Breakfast Area, Home Office/Studio, Three Bedrooms, Bathroom, Parking, Former Garage/Store and Gardens. Warmed by gas fired central heating and benefits from UPVC double glazed windows.



01691 670 320

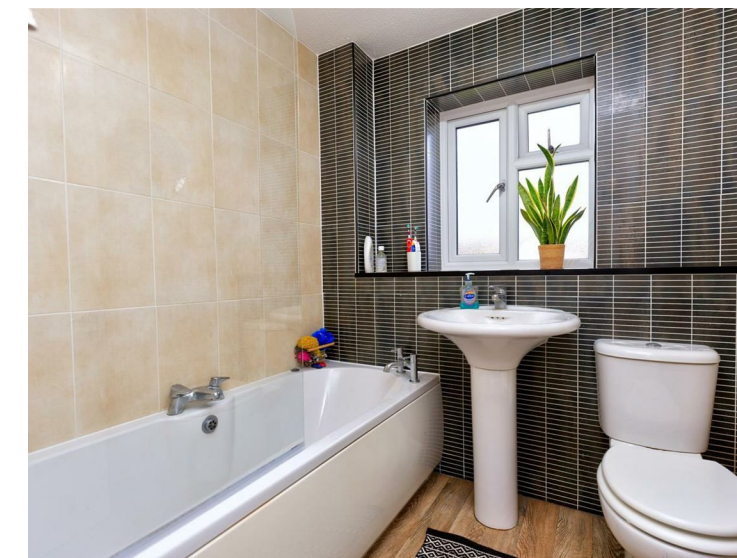
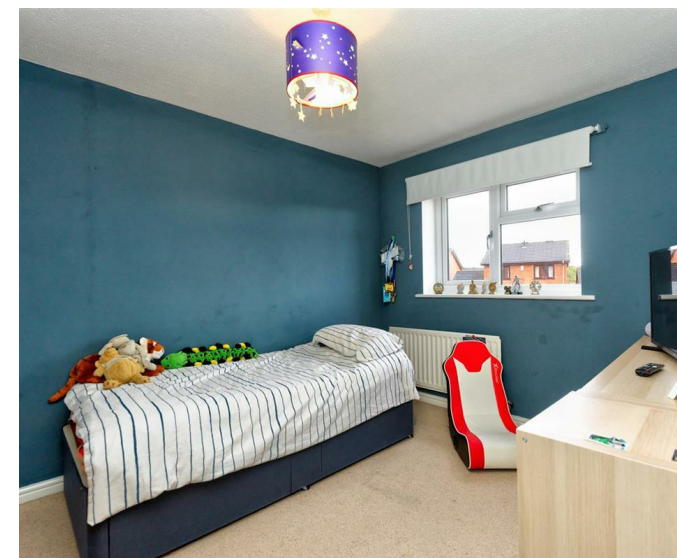
Oswestry Sales 20 Church Street, Oswestry, SY11 2SP E: oswestry@hallsgb.com



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3 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Spacious Detached Family House
- Sought After Residential Location
- Contemporary Kitchen/Dining & Breakfast Area
- Three Bedrooms & Bathroom
- Enclosed Rear Garden
- Driveway with ample off-road parking

#### LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

#### THE ACCOMMODATION

A composite double glazed entrance door leads into:-

#### RECEPTION HALL

With stairs leading to first floor accommodation and providing access into:-

#### CLOAKROOM

With wash hand basin and low flush WC.

#### LOUNGE

13'5" x 13'5"

With UPVC double glazed window to front aspect, laminate wood effect flooring, feature fireplace with coal effect gas fire inset, radiator.

#### KITCHEN/DINING ROOM

10'2" x 25'3"

An impressive remodelled Kitchen with UPVC double glazed window overlooking rear garden, a range of contemporary fitted wall and floor units, work surfaces, breakfast bar, 1 1/2 bowl sink and drainer with mixer tap, integrated double oven, ceramic hob, extractor hood over, recessed spotlighting, UPVC double glazed patio doors leading out to rear garden, contemporary wall mounted radiator, archway leading into:-

#### BREAKFAST AREA

7'2" x 8'2"

With UPVC double glazed windows overlooking the garden, radiator, recessed spotlighting.

#### HOME OFFICE/STUDIO

10'9" x 7'10"

With UPVC double glazed door, laminate flooring, loft hatch, sink with rinse attachment.

#### FIRST FLOOR LANDING

With UPVC double glazed window to side, loft hatch and access to:-

#### BEDROOM ONE

12'1" x 9'6"

With UPVC double glazed window and radiator.

#### BEDROOM TWO

11'9" x 8'6"

With UPVC double glazed window and radiator.

#### BEDROOM THREE

6'10" x 7'6"

With UPVC double glazed window.

#### BATHROOM

6'2" x 6'6"

With UPVC double glazed window, white suite comprising: panelled bath, pedestal wash hand basin, low flush WC and tiled walls.

#### GARDENS AND GROUNDS

A tarmac driveway provides ample off-road parking provision with a lawn garden edged by shrubs with access to former garage/store. To the rear of the property there is an attractive decorative resin bonded patio area with steps up to a lawn garden.

#### TENURE

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

#### 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)

#### SHROPSHIRE COUNCIL AND COUNCIL TAX

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

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

#### 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.