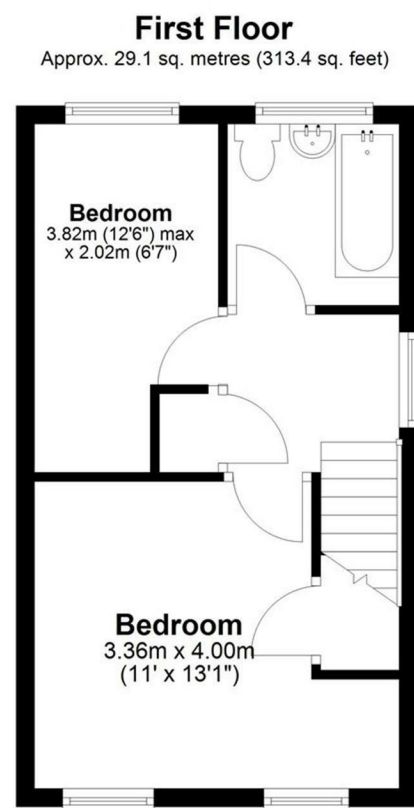
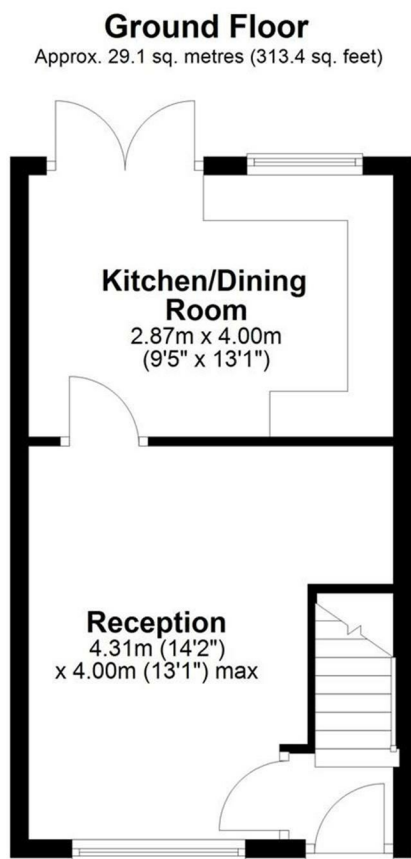
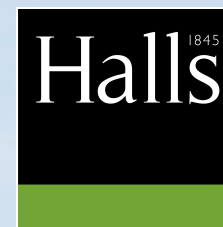


FOR SALE

41 Smale Rise, Oswestry, Shropshire, SY11 2YL



Total area: approx. 58.2 sq. metres (626.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

FOR SALE

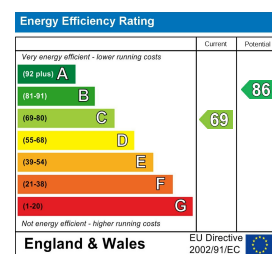
Offers in the region of £190,000

41 Smale Rise, Oswestry, Shropshire, SY11 2YL

**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



An immaculately presented 2 Bedroom Semi-Detached House situated in a popular residential locality within easy reach of local shops and amenities and with good commuter links to the A5/A483. The property benefits from lovely well maintained gardens and ample off-road parking.



01691 670 320

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



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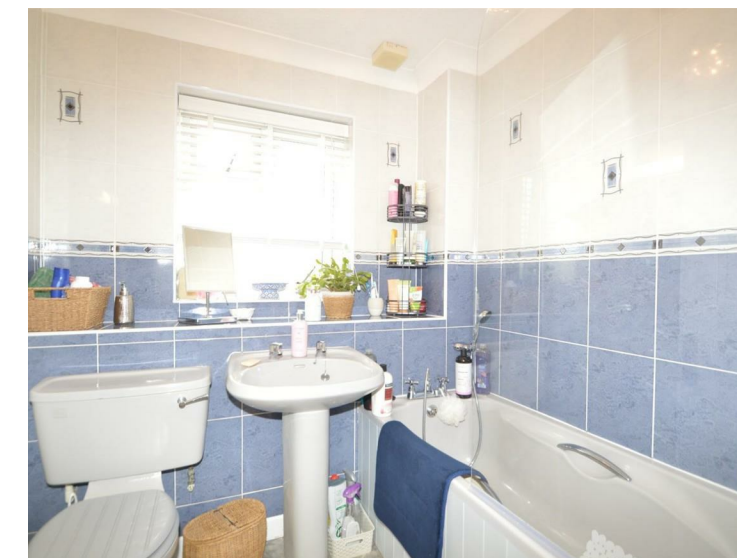
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Immaculately Presented, Semi-Detached
- Gas Central Heating & Double Glazing
- Driveway Parking & Enclosed Rear Garden
- Popular Residential Locality
- Within Easy Reach of Local Amenities
- Good Commuter Links

#### DIRECTIONS

From Oswestry Town Centre proceed down Salop Road and turn left at the crossroads with the Holy Trinity Church. Continue along Middleton Road going straight over the first mini roundabout. Proceed and upon approaching the double mini roundabout continue straight ahead onto Cabin Lane. Continue over the speed bumps and take the third turning right into Aston Way. Take the first turning left into Longueville Drive and first right into Smale Rise. Continue and the property will be found on the left hand side identified by the Agents for sale board.

#### SITUATION

The property is situated in a popular and established residential locality. The area offers a selection of local shops, primary school and community centre together with countryside walks and recreational facilities. Oswestry town centre can be reached on foot or via the local bus service which serves the area. Commuters will have ready access to the A5 heading south towards Shrewsbury and Telford or north to Wrexham, Chester and beyond.

#### DESCRIPTION

An immaculately presented and tastefully decorated modern semi-detached house. The accommodation is well designed and benefits from a lounge and fully fitted kitchen with appliances and French doors leading out of the kitchen to the rear garden on the ground floor whilst on the first floor there are two good size bedrooms and a modern bathroom. Externally the property benefits from ample off road parking to the fore and a lovely well maintained rear garden.

#### ENTRANCE HALL

Approached through a double glazed door with stained glass insert and canopy porch over. Radiator, stairs to first floor.

#### LOUNGE

Double glazed window to front elevation, oak effect fire surround with coal effect fire inset and marble hearth, central ceiling light, radiator, part glazed door to:

#### KITCHEN

Fitted with a range of cream faced base units and eye level wall cupboards, worktop over and tiled surround. Stainless steel sink and drainer with mixer tap. Built-in ELECTRIC OVEN with GAS HOB unit above and stainless steel extractor hood over. Integrated FRIDGE/FREEZER, DISHWASHER, glazed dresser unit, twin French doors to rear garden, space for breakfast table, space and plumbing for washing machine, two ceiling lights, radiator.

#### FIRST FLOOR LANDING

With doors to:

#### BEDROOM 1

With twin windows to front elevation, radiator, central ceiling light.

#### BEDROOM 2

With window to rear elevation, radiator, central ceiling light.

#### BATHROOM

Fitted bathroom suite comprising panelled bath, pedestal wash hand basin and low level flush WC. Tiled walls, window, ceiling light, radiator.

#### OUTSIDE

The property is approached over a tarmac driveway which is a good length and can accommodate a number of cars.

#### GARDENS

The property is provided with particularly attractive gardens, which are neatly maintained and include a good size lawn to the front with a selection of shrubs. The rear garden is completely enclosed and provides a lawn divided by a flagged pathway together with flowering shrub borders and a flagged patio. Timber garden shed.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid and French door blinds in the kitchen. Only those items described in these particulars are included in the sale.

#### SERVICES

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

#### TENURE

Freehold, Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently in Council Tax Band B - Shropshire Council.

#### VIEWINGS

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.