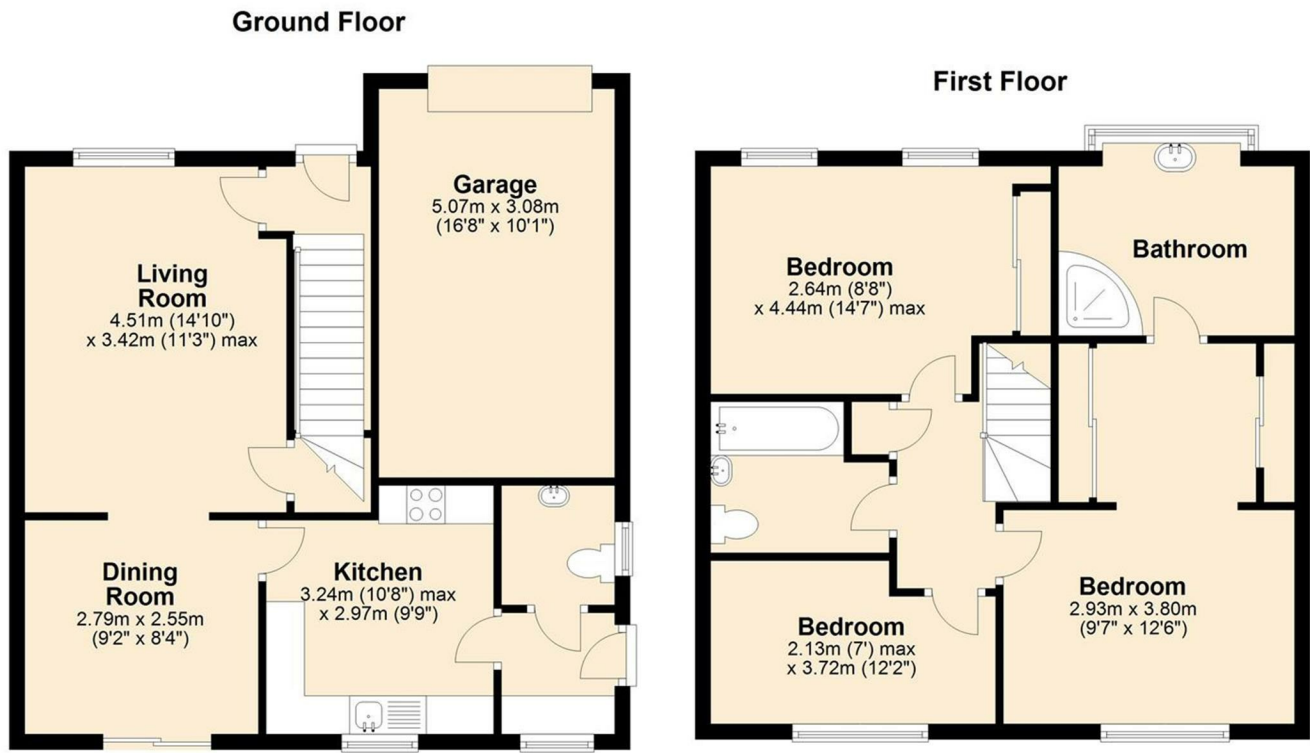


FOR SALE

43 Henley Drive, Oswestry, Shropshire, SY11 2RF



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

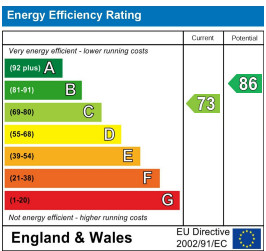
Offers in the region of £279,995

43 Henley Drive, Oswestry, Shropshire, SY11 2RF

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



This 3 bedroom, detached property offers spacious accommodation and benefits from gas fired central heating and double glazing. The property comprises: Reception Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom whilst on the first floor there is a Master Bedroom with Ensuite, Two further Bedrooms and Bathroom with Underfloor Heating. Externally there is a single garage with parking for two in front whilst to rear there is a lawned garden with patio providing an ideal outdoor entertainment area.




01691 670 320


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




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2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Modern Spacious Detached Family Home
- Generously Proportioned Accommodation
- Gas Central Heating and Double Glazing
- Underfloor Heating to Bathroom
- Close to Local Amenities inc. Schools
- Easy Access to Commuter Links

DIRECTIONS
From the Halls office, on Church Street turn left onto Willow Street and at the first junction turn right onto Castle Street. Proceed along this road to the bottom of the bank and pull left onto Beatrice Street. Continue to the traffic lights at which stay in the left hand lane to go down Gobowen Road. Turn right onto Whittington Road under the railway bridge. Continue until reaching Furrow's Garage and turn right, Proceed to the roundabout and take the first exit onto Cabin Lane. Take the second left turn onto Henley Drive where the property will be identified on the right hand side by the Agent's for sale board.

SITUATION
The property is set on the outskirts of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station offers commuters easy access to main line routes.

DESCRIPTION
This 3 bedroom detached property offers spacious accommodation and benefits from gas fired central heating and double glazing. The property comprises: Reception Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom whilst on the first floor there is a Master Bedroom with Ensuite, Two further Bedrooms and Bathroom with Underfloor Heating. Externally there is a single garage with parking for two in front whilst to rear there is a lawned garden with patio providing an ideal outdoor entertainment area.

COVERED ENTRANCE PORCH
With hardwood and glazed door through to:-

RECEPTION HALL
With staircase leading to the first floor, radiator.

LOUNGE
With glazed window to front elevation overlooking front garden, radiator, under stairs storage cupboard, opening through to:-

DINING ROOM
With double glazed patio doors leading out to the rear elevation, radiator.

KITCHEN
With double glazed window to the rear elevation. Fitted with a comprehensive range of fitted base and wall units with work tops over comprising a good amount of cupboard and storage space. Stainless steel sink unit with mixer tap and cupboards under, complimentary tiled splash backs, built-in oven with four ring gas hob with stainless steel extractor hob over, radiator, door through to:-

UTILITY ROOM
With double glazed window to the rear elevation, wall mounted gas fired boiler serving domestic hot water and central heating needs. Pedestrian door to the side, radiator. Door through to:-

GUEST CLOAKS/WC
Providing a two piece suite comprising low flush WC and pedestal wash hand basin with tiled splash back. Ceramic tiled floor, light point, radiator, double glazed window to the side elevation.

FIRST FLOOR LANDING
With entrance hatch to the attic area, airing cupboard housing hot water tank and linen shelving.

MASTER BEDROOM
With double glazed window to the rear elevation, radiator.

DRESSING AREA
Built in double wardrobe with sliding mirrored doors providing a good amount of storage and hanging space, door through to:-

EN-SUITE
Providing a two piece suite comprising low flush WC, wash hand basin, large shower unit housing an electric shower. Obscure glazed window to the front elevation, radiator, tiled floor with underfloor heating.

BEDROOM 2
With two double glazed windows to the front elevation, built in double wardrobe providing a good amount of storage and hanging space, radiator.

BEDROOM 3
With double glazed window to the rear elevation, radiator.

FAMILY BATHROOM
Providing a three piece suite comprising a low flush WC, panelled bath with shower over, pedestal wash hand basin. Obscure double glazed window to the side elevation.

FRONT GARDEN
From the road level a tarmacadam drive leads to the front of the property and garage providing parking for two cars. Directly to the front of the property is a paved path leading to the porch with the rest being laid to lawn for ease of maintenance. Pedestrian access to the rear.

GARAGE
With up and over door to the front elevation.

REAR GARDEN
The rear garden is well worthy of mention enjoying paved patio area and lawn.

GENERAL REMARKS
FIXTURES AND FITTINGS

SERVICES
Mains water, electricity, drainage and gas are understood to be connected to the property. Gas central heating. None of these have been tested.

TENURE
Freehold. Purchasers should confirm this with their solicitor.

COUNCIL TAX
The property is currently in Council Tax Band D - Shropshire Council.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
Strictly by appointment through the Agent's, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.