

**FOR SALE**

Offers in the region of £675,000

3 Watkin Drive, Oswestry, Shropshire, SY11 1SQ

An immaculately presented, large, 5 Double Bedroom, Detached House set within one of Oswestry's most prestigious areas, within walking distance of Oswestry Town Centre and all amenities. The property offers generous well proportioned accommodation to include 4 reception rooms, guest cloakroom and well equipped kitchen/breakfast room whilst on the first floor there are 5 double bedrooms, 2 en-suite bathrooms and a family bathroom. Outside the property benefits from a large garden to include patio, well maintained lawns, woodland area and pond, in all extending to 2/3 acre.





- Large, 5 Double Bedroom, Detached House
- 4 Reception Rooms, Kitchen, Guest Cloaks
- 2 En-Suite Bathrooms & Family Bathroom
- Generous Gardens extending to 2/3 acre
- Ample Off-Road Parking & Double Garage
- Gas Central Heating & Double Glazing

DIRECTIONS

WHAT3WORDS: large.warned.mash

SITUATION

Watkin Drive is a prime residential area set on the fringe 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.

DESCRIPTION

This detached family home is tastefully presented throughout and provides generous well proportioned accommodation. The property itself provides a large lounge with sliding patio doors giving access to the rear garden. In addition to the lounge the property benefits from a good size dining room together with an additional snug and study ideal for home working. The kitchen is open plan and is well equipped with cupboard space and appliances and provides an additional eating area. Leading off the reception hall is a very useful guest cloaks/WC. To the first floor there are 5 double bedrooms, 2 of which are ensuite together with a family bathroom.

Externally there is a double integral garage with an electric entrance door and power and light connected. The gardens are a particular feature to the property and extend to approx. 2/3 Acre. There is a generous patio providing an ideal outdoor entertaining space with the remainder of the garden having well maintained lawns interspersed with various mature shrubs and trees and a potting shed. There is also a woodland area and pond.

An ADT alarm is installed at the property also.

FRONT PORCH

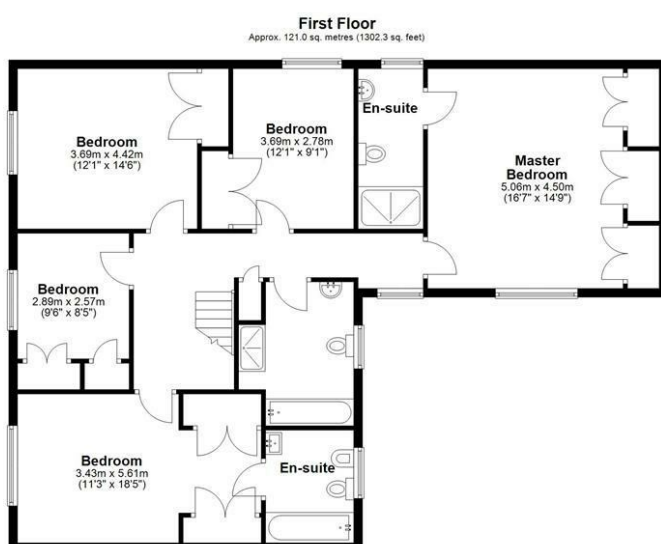
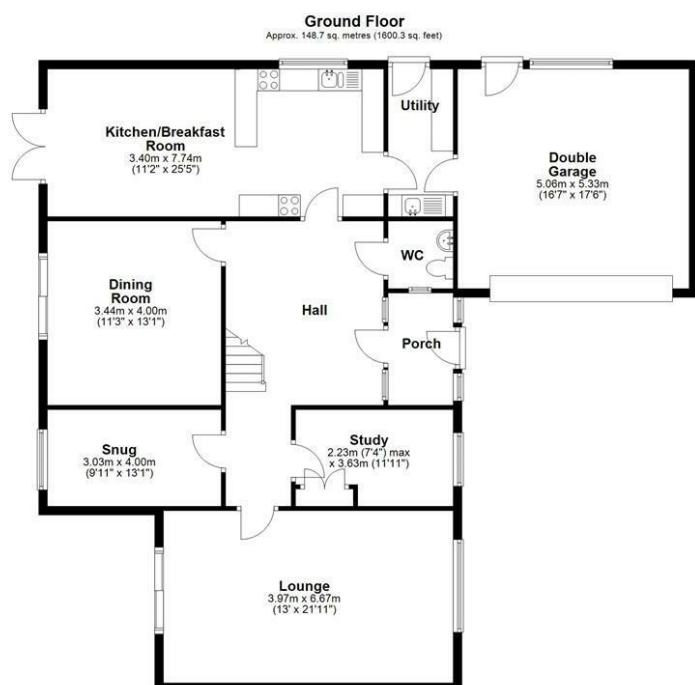
Being fully glazed with quarry tiled floor and wall lighting.

RECEPTION HALL

With tiled floor, wooden staircase rising to the first floor, wall lights, two radiators.

GUEST CLOAKS/WC

With tiled floor. Pedestal wash hand basin with tiled splash, close coupled WC, radiator.



Total area: approx. 269.7 sq. metres (2902.6 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 01973 205 007
Plan produced using PlanUp.

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.



4 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



LOUNGE

Dual aspect front and rear windows, sliding patio door to rear garden, coved ceiling. Attractive fireplace with decorative wood surround, marble inset panel and matching hearth with coal effect living flame gas fire.

SNUG

Window to rear aspect, radiator.

STUDY

Double glazed window to front aspect, large storage cupboard.

DINING ROOM

With radiator, sliding patio door to rear garden.

KITCHEN

Fitted with a range of base units and eye level wall cupboards with worktops over and tiled surround. Ceramic sink with mixer tap over, ELECTRIC DOUBLE OVEN, 4 RING GAS HOB with EXTRACTOR HOOD over. Space for dishwasher. UPVC double glazed patio doors to rear garden, further double glazed window, tiled flooring, recessed ceiling lights. Door leading into:

UTILITY

Fitted with a range of base units and eye level wall cupboards, space and plumbing for washing machine and dryer. central heating control, radiator, tiled flooring, door to double garage.

FIRST FLOOR LANDING

Access to part board loft space, airing cupboard housing hot water tank.

BEDROOM 1

Double glazed window to rear aspect, built-in wardrobes, dressing room area, radiator, door to:

EN-SUITE

With low level flush WC, sink with vanity unit, bidet, and bath. Heated towel rail, recessed lighting and vinyl flooring.



BEDROOM 2

With built-in wardrobes, double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator, built-in wardrobe.

BEDROOM 4

With built-in wardrobe, double glazed window to side aspect, radiator.

BEDROOM 5

With built-in wardrobes, radiator.

EN-SUITE

With low level flush WC, wash hand basin with vanity unit, large shower cubicle with electric shower, heated towel rail.

FAMILY BATHROOM

Fitted bathroom suite comprising panelled bath, low level flush WC, shower cubicle with electric shower, vanity unit with inset sink and tiled surround. Heated towel rail, vinyl flooring, opaque window to front elevation.

OUTSIDE

The property is approached over a long driveway with ample parking for several vehicles with ornamental lawn adjoining and leads to:

DOUBLE GARAGE

With electric up and over door, Worcester gas fired boiler (5 years old), power and light connected.



THE GARDENS

The property stands in a private secluded and sheltered location being mainly south facing in approx. 2/3 acre. The area consists of a large patio areas directly to the rear with light and power, providing an ideal outdoor entertainment space. There is a large lawn interspersed with established shrubs and trees including a number of fruit trees together with a woodland area with a pond and potting shed. The property benefits from rural views to the rear.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid. 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 central heating is installed. None of these have been tested.

TENURE

Freehold. Purchasers much confirm via their solicitor.

COUNCIL TAX

The property is in Council Tax Band F - Shropshire Council.

VIEWINGS

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

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.

FOR SALE

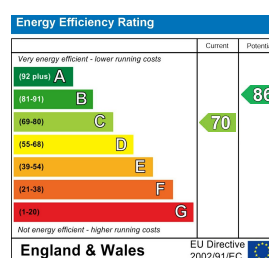
3 Watkin Drive, Oswestry, Shropshire, SY11 1SQ



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@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.