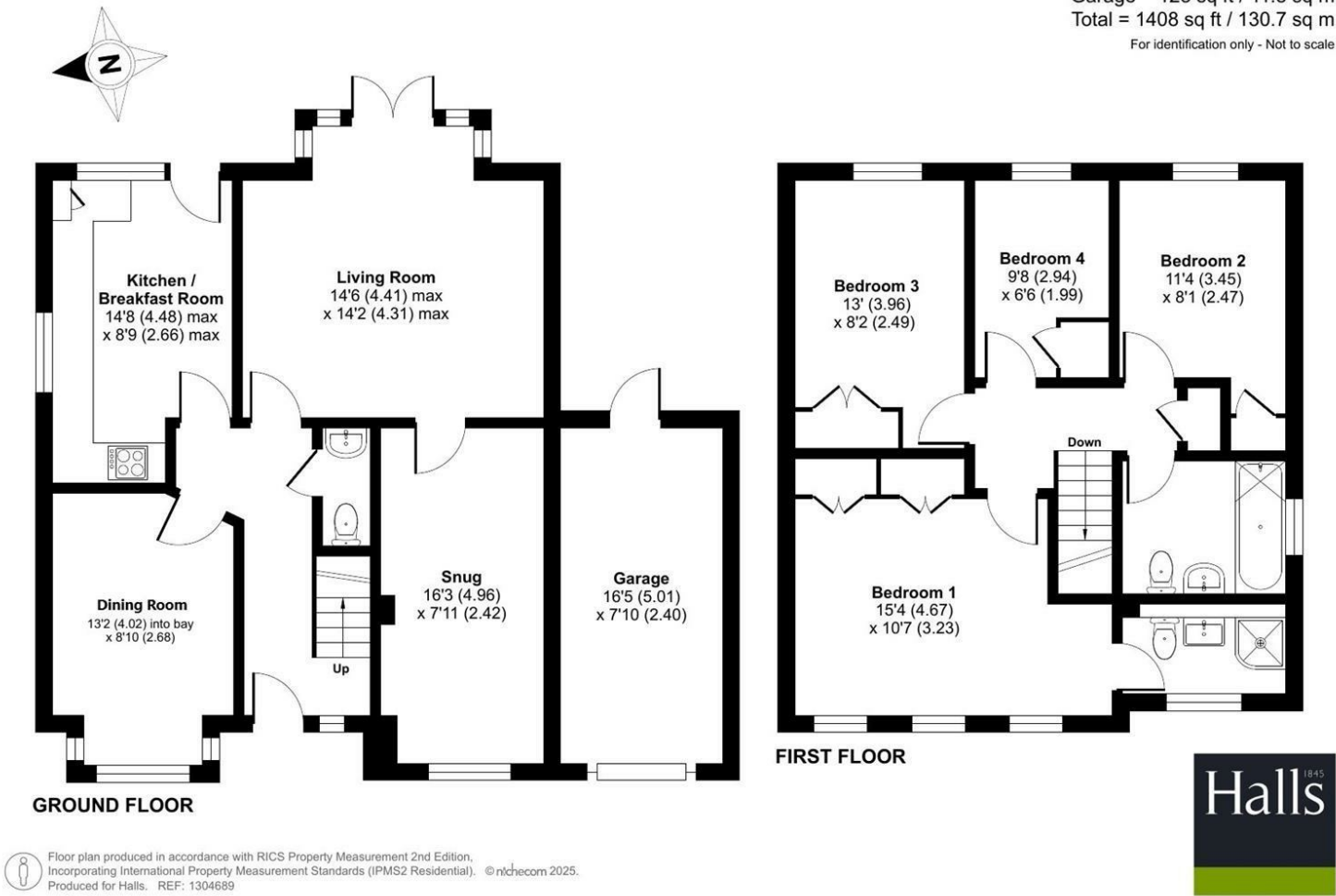


FOR SALE

24 Plas Ffynnon Way, Oswestry, Shropshire, SY11 2TZ



Approximate Area = 1280 sq ft / 118.9 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1408 sq ft / 130.7 sq m  
For identification only - Not to scale



FOR SALE

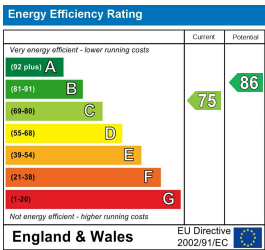
Offers in the region of £380,000

24 Plas Ffynnon Way, Oswestry, Shropshire, SY11 2TZ

**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



OnTheMarket.com



APPROVED CODE  
TRADING STANDARDS UK



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Walking Distance to Oswestry Town Centre  
20 Miles to Shrewsbury, 27 Miles to Chester  
All Distances Approximate

  
3 Reception  
Room/s

  
4 Bedroom/s

  
2 Bath/Shower  
Room/s



- Spacious four-bedroom detached home
- Three versatile reception rooms
- Well-maintained garden
- Principal bedroom with dual-aspect windows
- Private driveway and attached garage
- Set within a quiet residential neighbourhood

**DESCRIPTION**  
Halls are delighted with instructions to offer 24 Plas Ffynnon Way in Oswestry.

This modern and spacious four-bedroom detached property offers well-balanced, flexible accommodation, perfectly suited to growing families or those seeking space to both live and work from home. Situated in a quiet residential neighbourhood, the property is set within easy walking distance of Oswestry town centre, yet enjoys a peaceful setting with no through traffic.

**DIRECTIONS**  
From Oswestry town centre, head to Leg Street. Walk down Leg Street and continue until you get to Salop Fish Bar. Turn left onto Middleton Road. Continue down Middleton Road and turn right at the mini-roundabout onto Plas Ffynnon Way. Continue for around 500m past the Millenium Green on the right. 24 Plas Ffynnon Way will be on your right, identified by our For Sale board.

**W3W**  
///strictest.simulations.surely

**SITUATION**  
The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. 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, some 3 miles distant, offers commuters easy access to main line routes.

**SCHOOLING**  
The area offers excellent educational opportunities, including Woodside Primary, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

**THE PROPERTY**  
24, Plas Ffynnon Way offers well-balanced and versatile accommodation.

The ground floor includes three flexible reception rooms, a fitted kitchen with space for all necessary appliances, and a convenient downstairs WC.

Upstairs, there are four bedrooms, a separate family bathroom, with the principal bedroom benefiting from multiple aspect windows, built-in storage and an en-suite shower room.

**OUTSIDE**  
Externally, French doors from the rear reception room open onto a paved patio and well maintained lawned garden. A private driveway provides off-road parking and leads to an attached garage with an electric roller door.

**THE ACCOMMODATION COMPRISES:**  
Ground floor - Kitchen/Breakfast Room, Living Room, Snug, Study, WC, Garage  
First floor - Bedroom 1 with en-suite, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom

**GENERAL REMARKS**

**SERVICES**  
Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

**TENURE**  
The tenure is freehold, and vacant possession will be available upon completion.

**LOCAL AUTHORITY**  
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

**COUNCIL TAX**  
The property is in Council Tax Band D.

**VIEWINGS**  
Via 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.