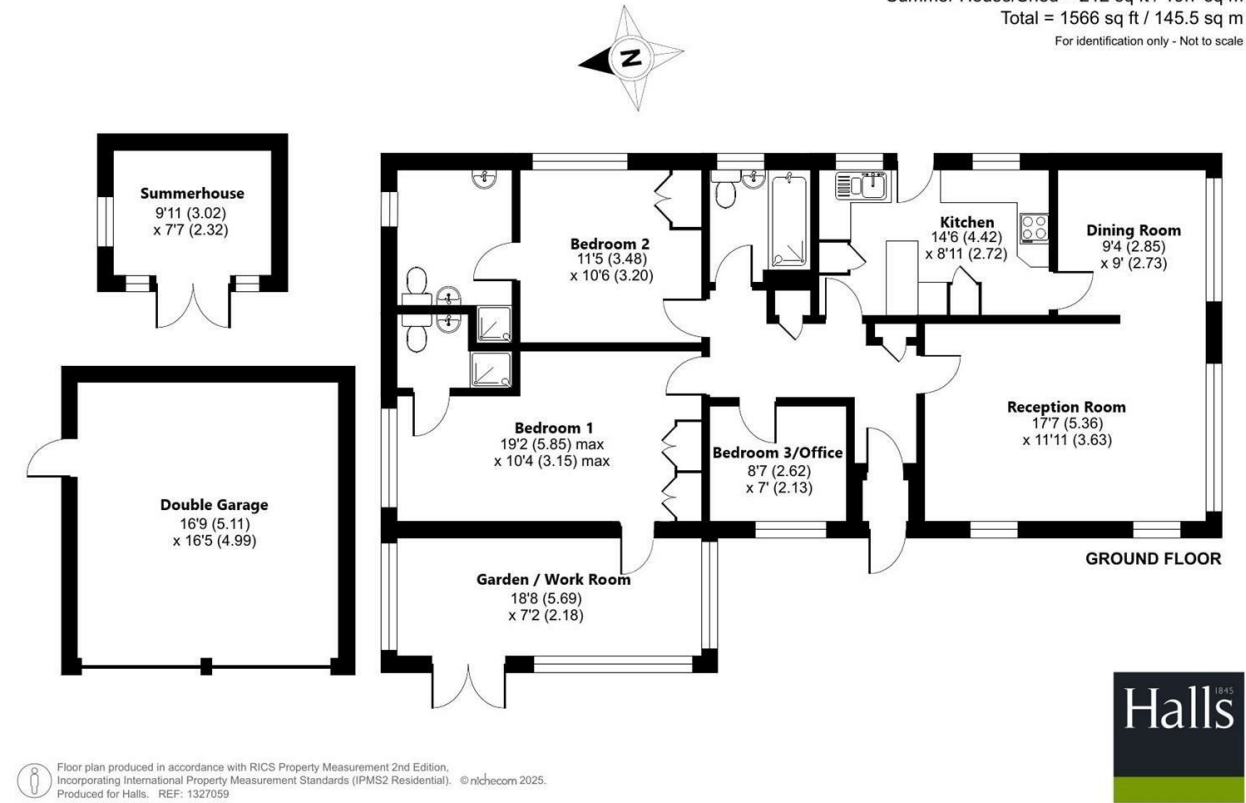


FOR SALE

9 Lower Hafod, Oswestry, SY11 1UX



Approximate Area = 1080 sq ft / 100.3 sq m
Garage = 274 sq ft / 25.5 sq m
Summer House/Shed = 212 sq ft / 19.7 sq m
Total = 1566 sq ft / 145.5 sq m
For identification only - Not to scale



FOR SALE

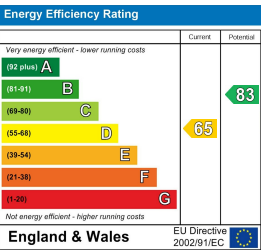
Offers in the region of £410,000

9 Lower Hafod, Oswestry, SY11 1UX

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 well-presented and deceptively spacious detached bungalow set in a quiet cul-de-sac on the edge of Oswestry. Offering two double bedrooms, a home office, generous living space, landscaped gardens and a double garage.



01691 670320

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



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2 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



- Spacious detached bungalow
- Modern kitchen with integrated appliances
- Dual-aspect lounge & separate dining room
- Quiet cul-de-sac setting on Oswestry's edge
- Double garage, driveway & workshop space
- Attractive gardens with summerhouse

DESCRIPTION

Halls are delighted with instructions to offer this versatile three bedroom detached bungalow, quietly tucked away in a sought after residential location on the outskirts of Oswestry. Well maintained throughout and offering excellent living space both inside and out, the property occupies a generous plot with a double garage, landscaped gardens, and a charming summerhouse - ideal for those seeking comfort, flexibility and privacy within easy reach of town amenities.

The accommodation includes a welcoming entrance hall with useful storage, a spacious dual-aspect lounge with feature fireplace, and an open-plan arch through to the formal dining room. The contemporary kitchen is well-equipped with integrated appliances and a practical layout, enjoying a pleasant outlook over the garden. The two main bedrooms are both comfortable doubles with built-in wardrobes, each served by generously sized ensuite shower rooms. A third single bedroom, currently utilised as a study/home office provides valuable additional space and the entire property benefits from a separate bathroom. A garden/work room opens out to the rear patio and garden.

OUTSIDE

Outside, the gardens wrap around the bungalow with neat lawns embracing mature fruit trees and shrubs with a substantial summerhouse and a lovely separate patio seating area . The property also benefits from a detached double garage/workshop space, driveway parking, and a further shed. A working security alarm system is fitted.

DIRECTIONS

From Oswestry town centre, head out along Leg Street and turn left onto Castle Street. Continue for a short distance before turning right onto Willow Street, then immediately left onto Welsh Walls. Follow Welsh Walls and turn right onto Brynhafod Road. Take the first left onto Llanforda Rise, continue along and then turn right onto High Fawr Avenue. Finally, turn right onto Lower Hafod, where the property will be found.

W3W

///unstated.unsigned.alleges

SITUATION

The property is pleasantly situated within a quiet and established residential cul-de-sac on the southern edge of Oswestry. It is set back from the road and enjoys easy access to a range of nearby amenities including shops, primary schools, medical centre and leisure facilities, along with local countryside walks. Oswestry town centre is within comfortable walking distance or can be reached via the local bus service which operates in the area. For those needing to commute, the A5 is easily accessible, providing direct links south towards Shrewsbury and Telford or north to Wrexham, Chester and beyond.

SCHOOLING

Lower Hafod is conveniently placed for access to a range of well-regarded local schools. Primary options include Woodside Primary School and Holy Trinity C of E Primary, both within easy reach. For secondary education, The Marches School is located just a short drive away and offers a strong academic reputation. Independent choices such as Moreton Hall, Oswestry School, and Ellesmere College are all within comfortable driving distance.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded 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.

