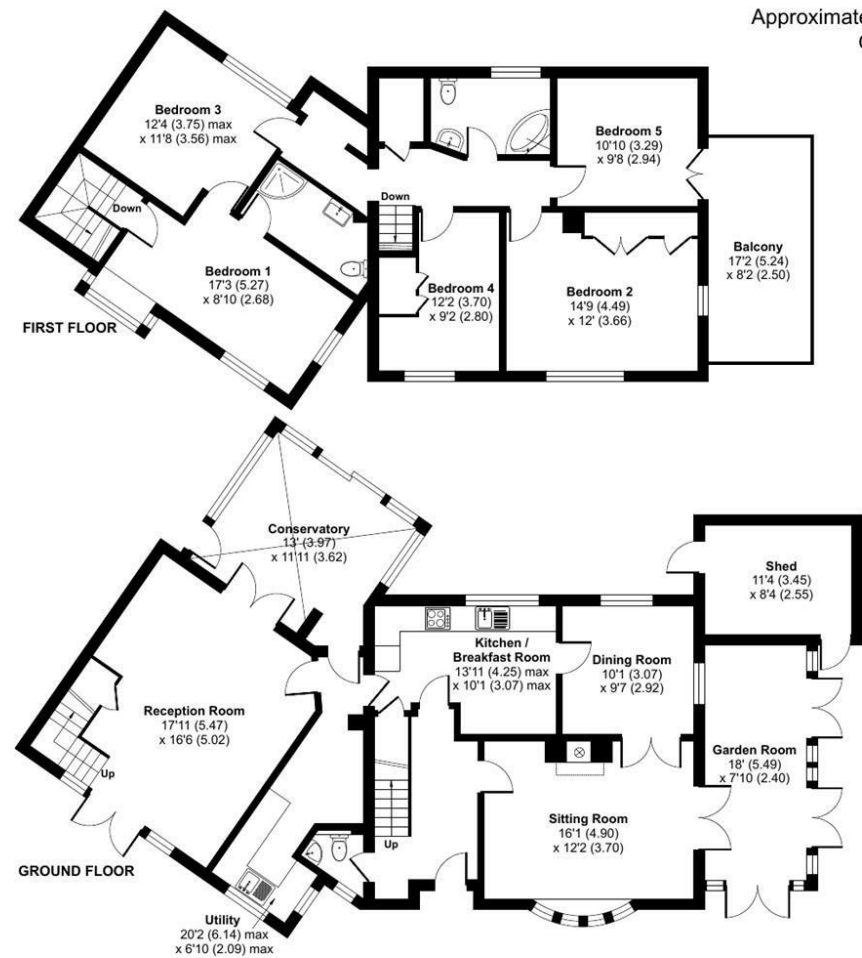


FOR SALE

Pinewood Croeswylan Lane, Oswestry, SY10 9PN



Approximate Area = 2311 sq ft / 214.6 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 2406 sq ft / 223.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2025. Produced for Halls. REF: 1353281



FOR SALE

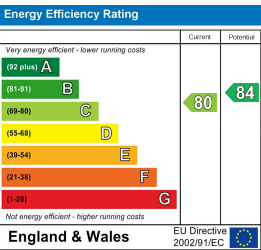
Offers in the region of £425,000

Pinewood Croeswylan Lane, Oswestry, SY10 9PN

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 670320

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



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3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- **Five-Bedroom detached family home**
- **Over 2,300 SQ of flexible living space**
- **Conservatory, Garden room & roof terrace**
- **Principal suite with en suite & walk in wardrobe**
- **Driveway, garage and landscaped gardens**
- **Prime Oswestry location close to schools & Amenities**

PROPERTY DESCRIPTION

The accommodation is arranged over two floors and offers a rare degree of flexibility, with three large reception areas, five bedrooms, and scope for independent living or annexe-style use. The home is well presented throughout, blending traditional space with modern touches including a fitted kitchen, upgraded bathrooms, and a light-filled conservatory. A garden room extension opens out onto the rear garden, and one of the first-floor bedrooms leads directly onto a generous decked roof terrace overlooking green space. Externally, the property is set back with a driveway, offering parking for multiple vehicles.

THE ACCOMMODATION

Upon entering the property, a welcoming entrance hall leads to a useful under-stairs storage cupboard and a guest cloakroom with WC. To the front of the house is a spacious sitting room featuring a bay window, decorative fireplace, and French doors leading into a bright and airy conservatory. The conservatory, with its solid roof and garden views, provides an ideal second reception space and opens directly onto the side patio. A separate dining room, positioned at the rear of the property, connects to the kitchen and offers a pleasant space for family meals or entertaining. The kitchen/breakfast room is well-equipped with a range of cream gloss cabinetry, contrasting worktops, an ceramic hob, an integrated oven, glass splashback, and an under-stairs storage cupboard. Adjacent to the kitchen is a large utility room with sink, plumbing for white goods, fitted storage, and doors to both the rear garden. To the rear of the house, the extended garden room enjoys views over the garden and offers further flexibility — ideal as a hobby space, studio, or home office. The first-floor landing gives access to five well-proportioned bedrooms. The principal bedroom benefits from dual-aspect windows, a walk-in wardrobe, and a three-piece en suite bathroom. The second bedroom is a spacious double with fitted wardrobes and garden views. Bedroom three enjoys direct access onto the decked roof terrace, making it ideal as a guest room or peaceful retreat. The fourth and fifth bedrooms offer versatility for use as additional bedrooms, a home office, or nursery. Completing the first floor is a generous family bathroom.

GARDENS

The property enjoys a secluded, well-stocked garden to the rear with a mix of gravelled areas, paved seating, raised beds, greenhouse and tool shed. A gated side access connects to the front, which is partly lawned and screened by mature hedging. The roof terrace (17'2 x 8'2) offers a unique outdoor entertaining space with far-reaching views over mature trees. A generous driveway provides parking for multiple cars.

SITUATION

Croeswylan Lane is a highly regarded, tree-lined road on the south side of Oswestry, known for its individual homes and easy access to the town's amenities. Oswestry offers a range of independent shops, supermarkets (M&S, Morrisons, Aldi, Lidl), cafés, pubs, and leisure facilities. The property is ideally located for access to Marches School, Oswestry School, and Bryn Offa Primary, and is just a short walk from the town centre, bus station, and parkland. For commuters, the A5 bypass offers direct links to Shrewsbury, Wrexham, and Chester, and rail services are available from nearby Gobowen station (3 miles).

SCHOOLING

There is an excellent selection of schooling within the area. Primary education is available at Morda CofE Primary School, Trefonen CofE Primary School and Bryn Offa CofE Primary School, all within a short distance of the property. Secondary education is provided by The Marches School in Oswestry, which also offers a sixth form. For those seeking independent education, Oswestry School provides day and boarding facilities for pupils aged 4–18, while the renowned Moreton Hall and Ellesmere College are also within easy reach.

DIRECTIONS

From Halls' Oswestry office on Church Street, proceed south and cross the town centre junction into Cross Street. Continue past Oswestry Church and the Wynnstay Hotel, straight over the traffic lights. After passing The Marches School, take the second right into Croeswylan Lane. Pinewood is the first property on the right-hand side, just before Croeswylan Crescent.

TENURE

Freehold

W3W

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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.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.