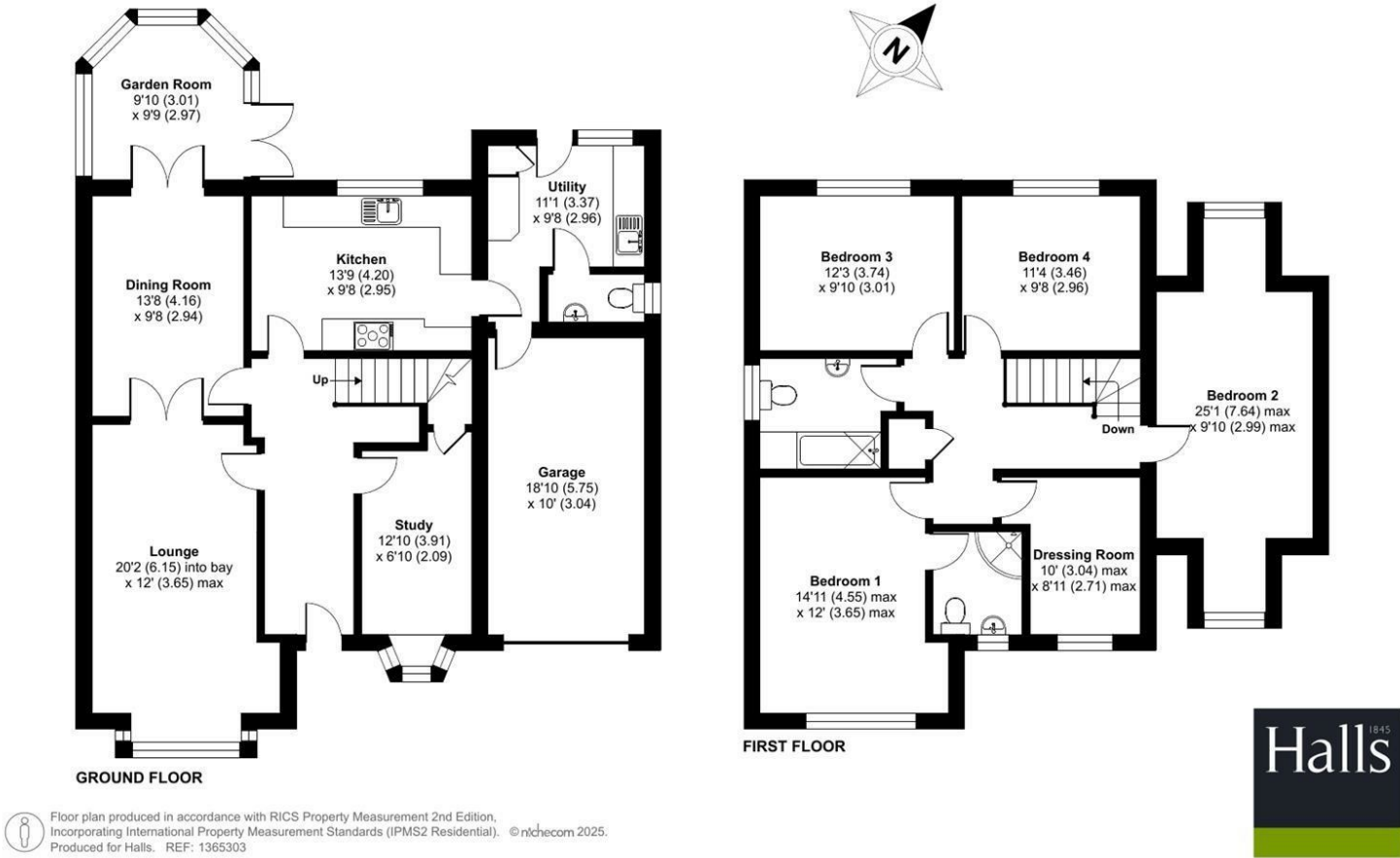


FOR SALE

3 Queens Meadow,, Queens Head, Oswestry, SY11 4FD



Approximate Area = 1909 sq ft / 177.3 sq m
Garage = 188 sq ft / 17.5 sq m
Total = 2097 sq ft / 194.8 sq m
For identification only - Not to scale



FOR SALE

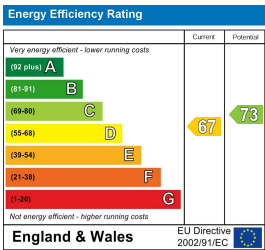
Offers in the region of £474,950

3 Queens Meadow,, Queens Head, Oswestry, SY11 4FD

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 beautifully presented four-bedroom detached executive home, positioned in a lovely edge-of-village setting overlooking open fields, within easy reach of canal walks, a country pub, and well-regarded local schooling.



01691 670320

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



onTheMarket.com



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3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Large four-bedroom detached executive home
- Beautifully maintained and landscaped gardens
- Spacious and versatile living accommodation
- Conservatory enjoying lovely garden views
- Peaceful setting overlooking open fields
- Popular village with canal walks and country pub nearby

DESCRIPTION

3 Queens Meadow is a superb four-bedroom detached family home, offering spacious, well-designed accommodation and a high standard of presentation throughout. The property enjoys a lovely position within the sought-after village of Queens Head, with views over open countryside and convenient access to both Oswestry and Shrewsbury.

Internally, the accommodation extends to approximately 1,900 sq ft, featuring a welcoming entrance hall, spacious lounge with feature fireplace, dining room opening into a bright garden room/conservatory, and a well-appointed kitchen with an excellent range of units and range-style cooker. There is also a useful study, utility room, and cloakroom on the ground floor.

Upstairs, the first floor provides four double bedrooms, including a particularly generous principal bedroom suite with dressing room and en-suite, along with a family bathroom serving the remaining bedrooms.

The property has been meticulously cared for by the current owners and is presented in excellent decorative order, offering a turn-key home ready to move into.

OUTSIDE

The property sits behind a smart brick-walled frontage with block-paved driveway providing parking for several vehicles and access to the integral garage.

The rear garden has been beautifully landscaped and is a true feature of the property, enjoying a sunny aspect and views over the adjoining fields. It includes a patio seating area, manicured lawn, and a variety of well-stocked borders, shrubs, and ornamental trees, together with a summerhouse and water feature.

SITUATION

Queens Head is a small, well-connected hamlet located approximately 3 miles south of Oswestry, offering the perfect balance between countryside living and accessibility. The village benefits from a popular country pub, canal-side walks, and easy access to the nearby village of West Felton, which provides a well-regarded primary school, shop, and further amenities.

The A5 trunk road is within a short drive, offering excellent road links towards Shrewsbury, Chester, and Wrexham, making the location ideal for commuters.

SCHOOLING

The property lies within the catchment for West Felton Primary School, with secondary education available at The Marches School, Oswestry, and The Corbet School, Baschurch. Independent education is available nearby at Moreton Hall, Ellesmere College, and Oswestry School.

ACCOMODATION

Ground Floor

Entrance Hall

Lounge

Dining Room

Garden Room / Conservatory

Kitchen

Utility Room

Study

Cloakroom

Integral Garage

First Floor

Landing

Bedroom One

Dressing Room / En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Outside

Landscaped Rear Garden

Patio Seating Area

Summerhouse

Front Garden and Driveway Parking

SERVICES

We understand that the property has mains electricity and water, oil-fired central heating, and private drainage via septic tank.

TENURE

Freehold.

LOCAL AUTHORITY

Shropshire Council – www.shropshire.gov.uk

COUNCIL TAX BAND

Band E.

VIEWINGS

Strictly by appointment with the Oswestry office of Halls Estate Agents.

Tel: 01691 670 320

Email: oswestry@hallsgeb.com

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.

W3W

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