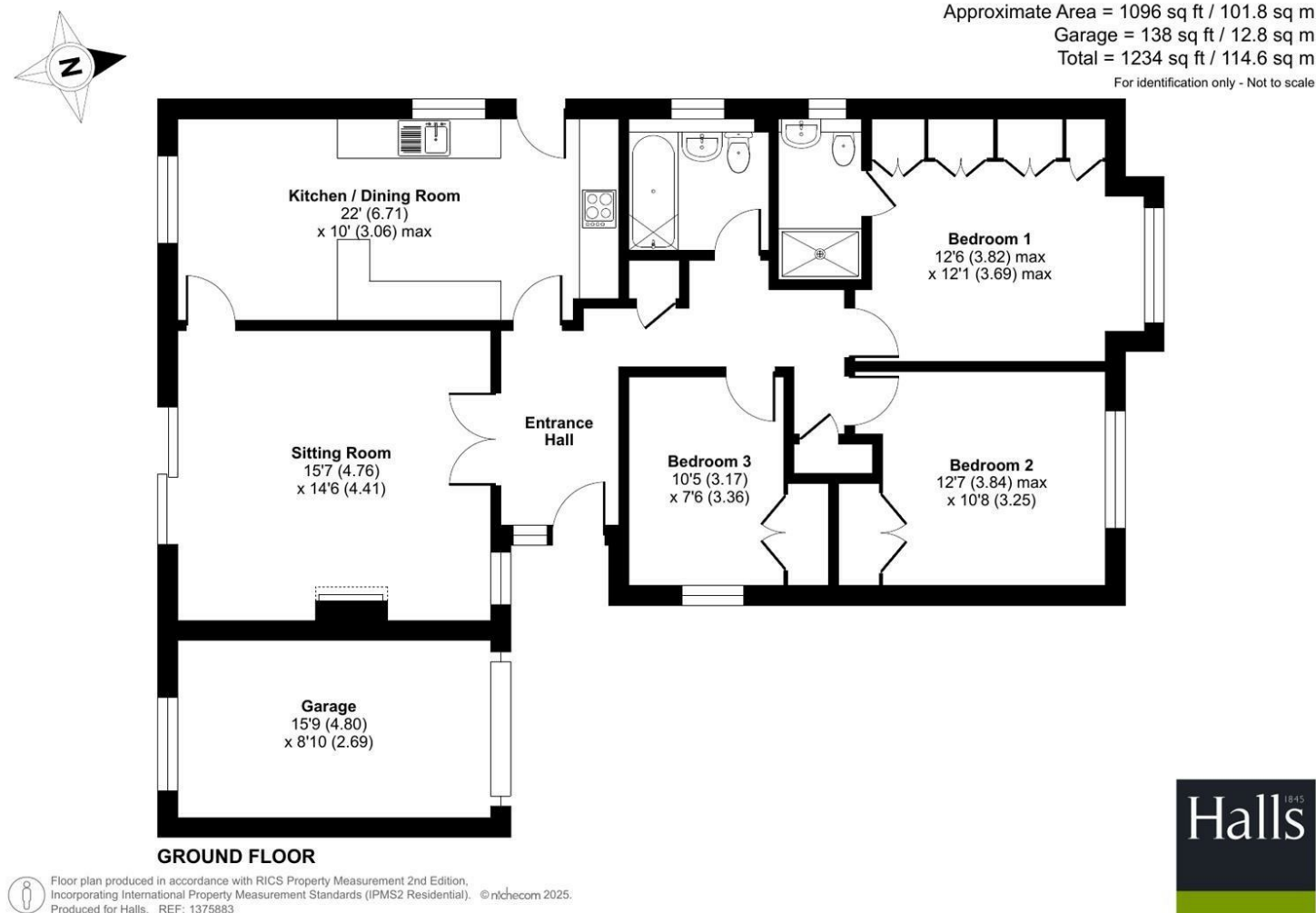


FOR SALE

11 Plas Newydd Close, Oswestry, SY11 2TA



FOR SALE

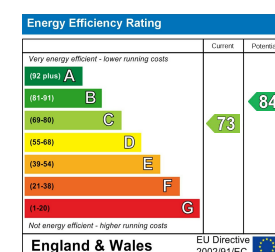
Offers in the region of £355,000

11 Plas Newydd Close, Oswestry, SY11 2TA

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



Halls are delighted to offer 11 Plas Newydd Close, an attractive three-bedroom detached bungalow set within a peaceful cul-de-sac on the outskirts of Oswestry. The property is offered to the market with no onward chain, benefitting from spacious and versatile accommodation with scope for modernisation, featuring a bright sitting room with fireplace and access to the garden, and a well-proportioned kitchen/dining room.



01691 670320

Oswestry Sales

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



OnTheMarket.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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 670320



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Attractive three-bedroom detached bungalow in a sought-after cul-de-sac location**
- **Spacious sitting room with feature fireplace and access to garden**
- **Corner plot position providing an enhanced sense of space and seclusion**
- **No Onward Chain**
- **Garage fitted with power, lighting, and a brand-new gas-fired boiler**

DESCRIPTION

Halls are delighted to offer 11 Plas Newydd Close, an attractive and well-proportioned three-bedroom detached bungalow, quietly situated within a sought-after cul-de-sac on the outskirts of Oswestry. The property provides spacious and versatile accommodation with the potential for modernisation and personalisation, complemented by a private garden and integral garage.

The accommodation comprises a welcoming entrance hall leading to a bright and generous sitting room with electric fire or gas fire (provided) and sliding patio doors opening to the rear garden. The kitchen/dining room offers an excellent space for family living, fitted with a range of units and providing direct access to the garden.

There are three comfortable bedrooms, including a well-sized principal bedroom with built-in wardrobes and wet room, alongside a family bathroom.

Externally, the property enjoys a private driveway providing ample off-road parking and access to the integral garage. The rear garden offers a private, low-maintenance area with laid with slate chippings, mature shrubs, and a summerhouse—ideal for outdoor relaxation.

This appealing bungalow presents an excellent opportunity for those seeking single-storey living within easy reach of local amenities, while offering scope for sympathetic improvement to create a superb home.

OUTSIDE

The property is approached over a brick-paved driveway providing ample off-road parking and access to a well maintained garage, which benefits from power, lighting, and houses a brand-new Baxi 415 condensing boiler.

A side gate leads through to the enclosed rear garden, which has been attractively designed for ease of maintenance and enjoys a good degree of privacy. The garden is finished with slate chippings, well-established shrubs and flowering borders, together with a charming timber summerhouse providing an ideal space for outdoor dining or relaxation. The property’s layout and corner position create a pleasant sense of space and seclusion whilst only being a short walk from the town centre.

DIRECTIONS

From Oswestry town centre, proceed south along Salop Road (A483) towards Mile End. At the junction with Middleton Road, turn left onto Middleton Road and continue for approximately half a mile before turning left into Plas Newydd. Continue into Plas Newydd Close, where the property will be found on the left-hand side identified by a Halls ‘For Sale’ board.

SITUATION

11 Plas Newydd Close enjoys a peaceful cul-de-sac position within a highly regarded residential area on the outskirts of Oswestry, offering a pleasant and convenient setting close to everyday amenities. The historic market town of Oswestry provides an excellent range of shopping, leisure and schooling facilities, together with a variety of independent shops, cafes and restaurants.

The property is well placed for access to road links, including the A483, providing easy commuting to Shrewsbury, Wrexham and Chester. There are regular bus services nearby, and Gobowen railway station—offering direct services to Birmingham and Chester—is just a short drive away.

Beautiful countryside surrounds the area, with scenic walks, country lanes and nearby parks providing a wonderful environment for outdoor enthusiasts.

SERVICES

We understand the property has the benefit of mains water, electricity, gas and drainage. Heating is provided by a brand-new gas-fired boiler located in the garage.

W3W

What3Words:///generated.guess.linen

TENURE

We understand the property is freehold and offered for vacant possession upon completion.

COUNCIL TAX

We understand the property is in Council Tax Band D under Shropshire Council.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel: 0345 678 9000
Website: www.shropshire.gov.uk

SCHOOLING

The area is well served by a good selection of schools for all ages. Nearby options include Woodside Primary School and Our Lady and St Oswald’s Catholic Primary School, both within easy reach. Secondary education is available at The Marches School in Oswestry, which has an excellent reputation locally.

For independent education, Moreton Hall, Ellesmere College, and Oswestry School are all within convenient driving distance, offering a range of day and boarding options.

VIEWINGS

Strictly by prior appointment through Halls, Oswestry Office, Tel: 01691 670320.
Email: oswestry@halls.gb.com

Website: www.hallsestateagents.co.uk

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.