



SAMUEL WOOD

23 Hazel Grove, Oswestry, Shropshire, SY11 2PY
Offers In The Region Of £176,000



23 Hazel Grove

Oswestry, Shropshire, SY11 2PY



- Beautifully Presented Home
- Recently Renovated
- Contemporary Kitchen
- Modern Bathroom
- Gas Central Heating
- Sought After Location
- Spacious Reception Room
- Three Generously Sized Bedrooms
- Enclosed Garden
- EPC Rating D

Samuel Wood is delighted to offer for sale this much improved three bedroom property on Hazel Grove in Oswestry. Boasting a well designed contemporary layout, the recently renovated home offers a high specification interior including a newly kitchen and a contemporary bathroom. Benefitting from a multi car driveway and pleasant rear garden, this property is situated close to excellent local amenities including shops, pubs, restaurants, within good school catchment and a short distance to useful road links. Viewing is highly recommended by the selling agent.

23 Hazel Grove in Oswestry is a recently renovated property that boasts modern amenities and a fresh interior. Upon entering the ground floor, you are greeted with a newly fitted kitchen, offering ample space for cooking and entertaining. There is also a spacious living room with dual aspect windows allowing plenty of natural light to flood the property.

Ascending to the first floor, the property offers comfortable living space, with three well-proportioned bedrooms perfect for relaxation and rest plus a sleek bathroom, providing both functionality and style for residents. The interior renovations extend throughout, ensuring a cohesive and contemporary living experience for occupants.

Outside, the property features a convenient two-car driveway, providing hassle-free parking for residents and guests. The rear garden offers a tranquil retreat, ideal for outdoor gatherings or simply enjoying some fresh air. With its recent renovations and thoughtfully designed spaces, 23 Hazel Grove presents a welcoming and modern living opportunity in Oswestry.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 11 Mbps, 80 Superfast Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

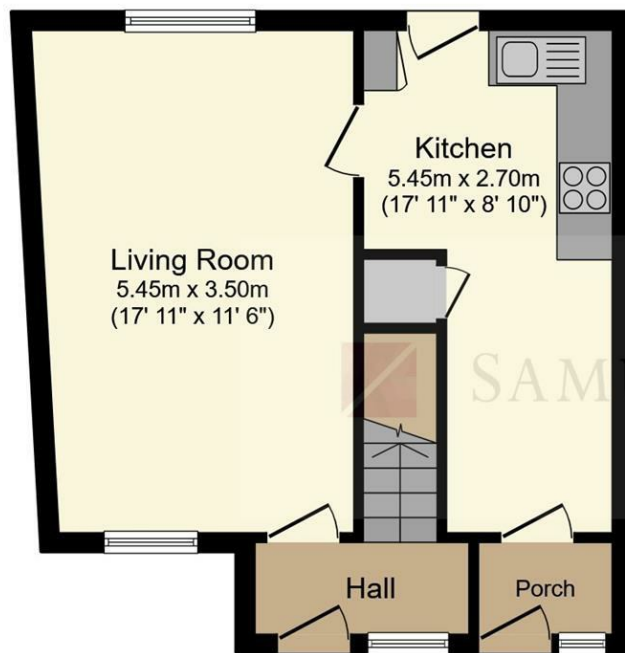
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

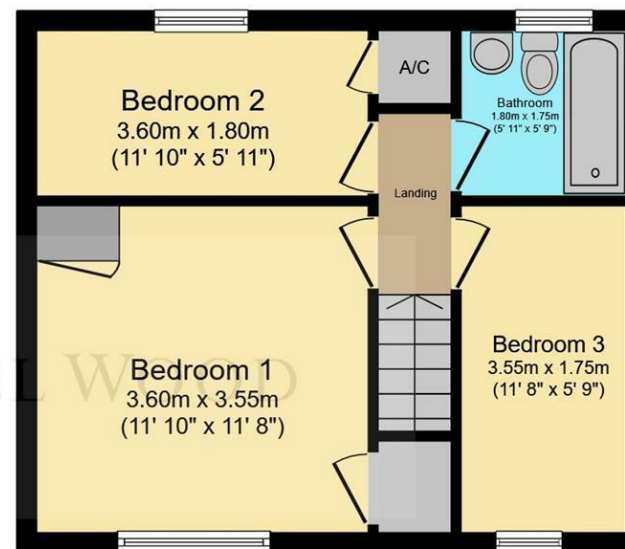






Ground Floor

Floor area 37.8 m² (407 sq.ft.)



First Floor

Floor area 34.9 m² (375 sq.ft.)

TOTAL: 72.7 m² (782 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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