

# BOWEN

PROPERTY SINCE 1862



Offers in the Region of £315,000

56 Henley Drive, Oswestry SY11 2RF

4 Bedrooms 2 Bathrooms

## 56 Henley Drive, Oswestry SY11 2RF

### General Remarks

An immaculately presented 4 Bedroom Detached Property situated within a popular residential location on the fringes of the market town of Oswestry. The property has been maintained to the highest of standards and contains living accommodation including: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, 4 first floor Bedrooms (master en-suite) and Family Bathroom. There is also private rear gardens and ample off-road parking together with an Integral garage. The property also benefits from uPVC double glazing and gas fired central heating throughout.

**Location:** The property is situated on the outskirts of the popular border market town of Oswestry. The town centre is within easy walking distance and contains a host of shops, schools and other amenities. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The town has an excellent bus service whilst the nearby train station at Gobowen provides services to Birmingham and Manchester.



## Accommodation

A uPVC door at the front of the property leads into:

**Hallway:** With stairs to first floor landing, radiator, laminate flooring and door into:

**Cloakroom:** With low level flush W.C., pedestal wash hand basin with tiled splash back and radiator.

**Lounge:** 14' 2" x 12' 1" (4.33m x 3.68m) Radiator, under stairs storage cupboard and glazed doors into:

**Dining Room:** 8' 8" x 8' 8" (2.63m x 2.65m) Laminate flooring, radiator, door to Kitchen and sliding uPVC doors into:

**Conservatory:** 11' 7" x 9' 1" (3.52m x 2.76m) With brick base, uPVC windows, patio doors leading outside, electric heater, light and ceiling fan.

**Kitchen:** 8' 8" x 10' 6" (2.63m x 3.19m) With matching base units and eye level wall cupboards, worktops over and tiled surround, 4 ring gas hob with electric hood over, Integrated electric oven and separate grill, 1 1/2 bowl stainless steel sink and drainer, space for low level fridge, space and plumbing for washing machine, tiled floor and door into:

**Utility Room:** 8' 8" x 4' 10" (2.64m x 1.48m) Fitted base units with worktop over and tiled surround, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, uPVC door to rear garden, recently fitted 'Worcester' gas fired boiler, radiator and door to garage.

**Stairs to First Floor Landing:** With access to roof space which is partly boarded and doors off to:

**Bedroom 1:** 12' 8" x 12' 1" (3.87m x 3.68m max) Radiator and fitted Airing Cupboard housing the hot water cylinder and compression tank. Door into:

**En-suite Shower Room:** 4' 11" x 5' 9" (1.51m x 1.76m) Shower cubicle with power shower, low level flush W.C., wash hand basin with vanity cupboard below, partly tiled surround and shaver point.

**Bedroom 2:** 10' 2" x 9' 1" (3.09m x 2.76m) Radiator.

**Bedroom 3:** 8' 7" x 8' 10" (2.62m x 2.68m) Radiator.

**Bedroom 4:** 6' 6" x 8' 10" (1.97m x 2.68m) Radiator.

**Bathroom:** 5' 5" x 6' 2" (1.66m x 1.87m) With a bathroom suite comprising panelled bath with power shower over, pedestal wash hand basin and low level flush W.C.. Partly tiled surround and heated towel rail.

**Integral Garage:** 16' 10" x 8' 10" (5.13m x 2.68m) Up and over door to front and light/power facilities laid on.

**Gardens:** To the rear of the property are landscaped gardens overlooking a wooded area. There is a paved patio leading to a lawned area all enclosed by recently installed timber fencing. There is a pedestrian access to the one side of the property and a small garden shed.

**EPC Rating:** EPC rating Band 'C' (75).

**Council Tax Band:** Council Tax Band 'D'.

**Local Authority:** Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry town centre proceed down Gobowen Road before turning right onto Whittington Road under the railway bridge. Proceed before taking the third turning right onto Harlech Road (by Furrows Garage). Continue to the roundabout taking the first exit left onto Cabin Lane. Proceed before taking the second left onto Henley Drive where the the property will be found on the right hand side.



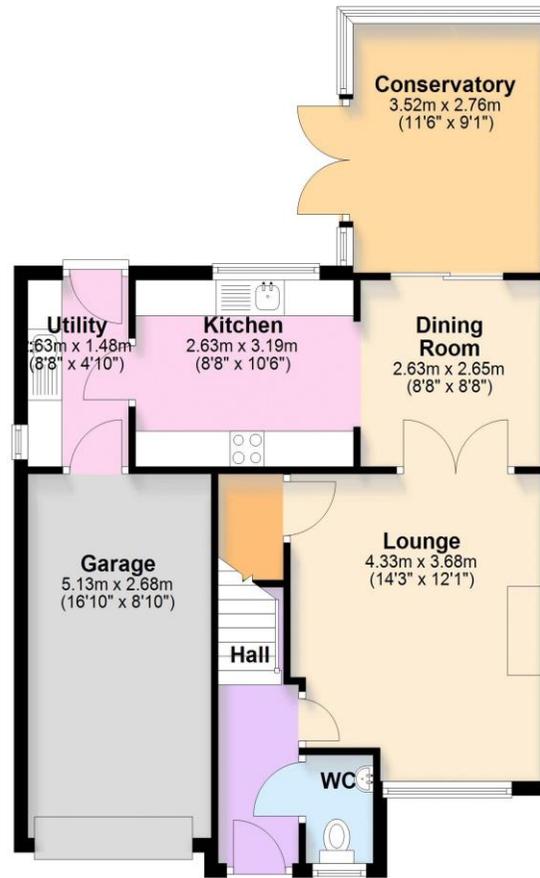






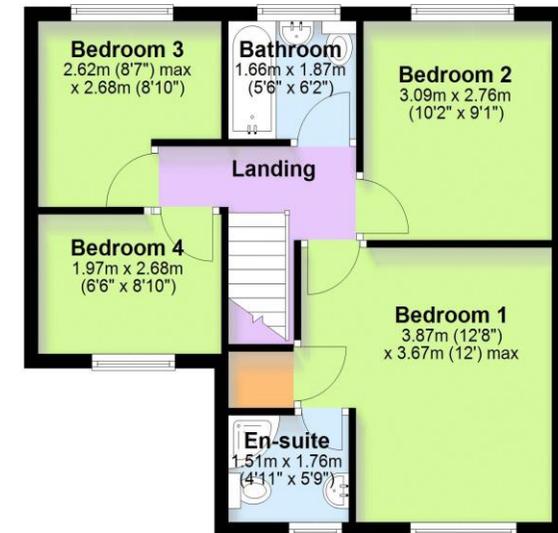
## Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



## First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 113.7 sq. metres (1223.3 sq. feet)

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

