

27 Rosehill Drive, Whittington, Oswestry, Shropshire, SY11  
4BE

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act  
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Occupying a pleasing cul-de-sac position, this is a deceptively spacious, well proportioned and much improved three bedroom semi detached house. Whittington is a popular village boasting a number of amenities some of which include: Post office, village shop, hairdressers, church, public houses and primary school. Oswestry is situated approximately 2.5 miles, Ellesmere approximately 5.5 miles and the county town of Shrewsbury 18 miles away. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive re-fitted kitchen/diner, UPVC double glazed conservatory, first floor landing, three bedrooms, modern re-fitted bathroom, front and landscaped rear enclosed gardens, generous driveway, gas fired central heating, UPVC double glazing, pleasing cul-de-sac position. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

#### Entrance hallway

Having tiled floor.

Wooden framed door then gives access to:

#### Lounge

14'11 x 9'11

Having UPVC double glazed window to front, radiator, telephone point.

Wooden framed door from entrance hallway gives access to:

#### Re-fitted kitchen/diner

14'11 x 8'10

Having replaced eye level and base units with built-in cupboards and drawers, space for appliances, wall hung cooker canopy, integrated Hotpoint dishwasher, fitted wooden style worktops with inset ceramic sink with mixer tap over, generous size understairs storage cupboard with space for washing machine and tumble dryer, tiled floor.

Two square arch from re-fitted kitchen/diner gives access to:

#### UPVC double glazed conservatory

14'1 x 9'1

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens with UPVC double glazed French doors giving access to rear gardens, tiled floor, polycarbonated roof.

From entrance hallway stairs rise to:

#### First floor landing

Having radiator, loft access which is housing the gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

#### Bedroom one

10'10 x 8'1

Having UPVC double glazed window to front, radiator,

fitted double wardrobe and over stairs storage cupboard.

#### Bedroom two

9'1 x 8'8

Having UPVC double glazed window to rear, radiator.

#### Bedroom three

8'0 x 6'5

Having UPVC double glazed window to front, radiator.

#### Re-fitted bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, UPVC double glazed window to rear, tiled to walls, tiled floor, heated chrome style towel rail.

#### Outside

To the front of the property there is a lawn garden with circular slated stone area. To the side of the property there is a generous driveway providing ample off street parking. Gated pedestrian side access then leads to a:

#### Pleasing rear garden

Having an Indian sandstone paved patio with matching pathways, raised beds with inset shrubs, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

#### Directions

When approaching from the Whittingham Castle head towards the Railway crossing and immediately after this turn left onto Rose Hill Drive and the property will be found towards the end of the cul-de-sac on the left hand side clearly identified with our For Sale board.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND B

#### Tenure

We are advised that the property is freehold but this has

not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

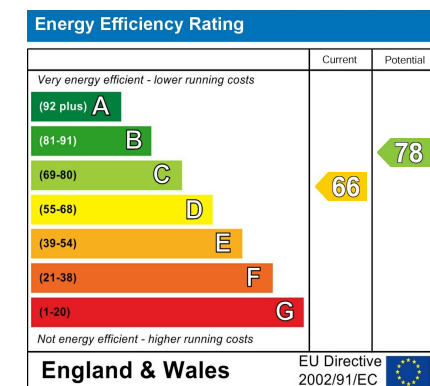
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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