



Roger  
Parry  
& Partners

7 Rosehill Drive, Whittington, Oswestry, SY11  
4BE



**7 Rosehill Drive, Whittington, Oswestry, SY11 4BE**  
**Offers In The Region Of £200,000**

Being offered with no onward chain, this three bedroom bungalow is located within the popular village of Whittington in a cul-de-sac location. In need of some upgrading, the accommodation briefly comprises of: Entrance hall, kitchen, living room, and two bedrooms. To the first floor there is a further bedroom with eaves storage and bathroom. Externally there are front and rear gardens, driveway for parking several vehicles and detached garage.



**LOCATION**

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

**ENTRANCE HALL**

Through uPVC front door, with panel window to the side, stairs rising to the first floor, ceiling light, radiator and doors off to;

**LIVING ROOM**

17'04 x 11 (5.28m x 3.35m)

With uPVC double doors opening onto the rear garden, serving hatch into the kitchen, gas fire with surround, ceiling light and radiator.

**KITCHEN**

13'02 x 8'10 (4.01m x 2.69m)

Wall and base units with work surfaces over, void for appliances, inset sink with mixer tap and drainer. UPVC window to the rear overlooking the garden and uPVC door onto the side. Boiler - which is currently not in working order, ceiling light and door into the hall.

**BEDROOM ONE**

11'05 x 10'08 (3.48m x 3.25m)

Double room with a range of fitted wardrobes, uPVC window to the front, ceiling light and radiator.

**BEDROOM TWO**

8'10 x 8'02 (2.69m x 2.49m)

With uPVC window to the front, ceiling light and radiator.

**FIRST FLOOR**

Turn staircase with eaves storage off, built in airing cupboard housing the water cylinder, ceiling light and doors off too;

**BEDROOM THREE**

13'10 x 11 (4.22m x 3.35m)

Double room with wide uPVC window to the front elevation, ceiling light, radiator and built in eaves storage.

**BATHROOM**

7'01 x 5'09 (2.16m x 1.75m)

Three piece suite comprising panelled bath with shower over, WC and pedestal wash hand basin. Part tiled walls, ceiling light and uPVC window to the side.

**EXTERNAL****GARAGE**

19'04 x 9'04 (5.89m x 2.84m)

With up and over door opening onto the drive way, pedestrian door on the side, window, power and lighting.

**GARDENS**

There is a front lawn area with drive way to the side offering parking for several vehicles. There is a further lawned rear garden with fencing to borders.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water, drainage and gas. We would recommend this is verified during pre-contract enquiries. Broadband Download Speed: Standard 3 Mbps & Superfast 67 Mbps. Mobile Service outdoor and indoor is Likely.

FLOOD RISK: Very Low.

**COUNCIL TAX BANDING**

We understand the council tax band is C with Shropshire county council. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

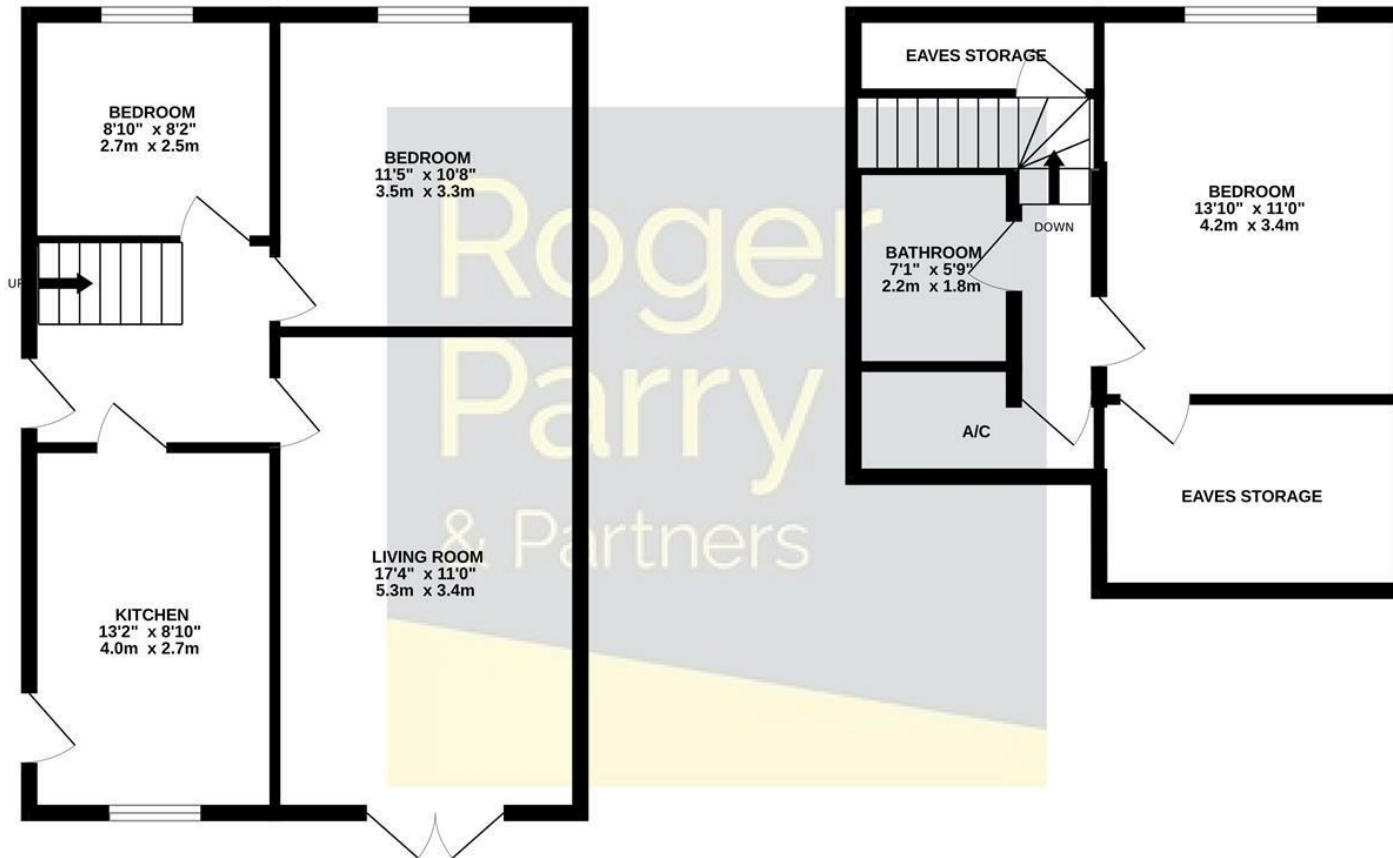
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# Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## General Services:

**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

From the A5/A483 Oswestry by pass take the A495 signposted to Whittington/Ellesmere. Continue into the village of Whittington and take the right turning into Rosehill Drive where the property will be found on the left hand side.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.