





1 Bradley Fields, Oswestry, SY11 1SP
Offers In The Region Of £360,000

This charming property at 1 Bradley Fields offers comfortable family living being located in a popular residential area and benefitting from NO ONWARD CHAIN and NEWLY REPLACED UPVC WINDOWS. The accommodation includes an entrance hall, kitchen, living room, sitting room/bedroom four, bedroom and bathroom. To the first floor being two further bedrooms. Outside the property features well-maintained gardens with a variety of shrubs and bushes surrounding the home, providing a peaceful and green environment. Additionally, there is a garage and off-road parking available. Ideal for families seeking a cosy, well-located home.



Location

Located in a scenic area within Shropshire, England. Oswestry itself is a historic market town, known for its charming countryside, proximity to the Welsh border, and blend of both English and Welsh cultural influences. It is only a short drive or walk to Oswestry's town centre, which offers a range of shops, restaurants, cafes, and essential services.

ENTRANCE HALL

5'9 x 10'11 (1.75m x 3.33m)

Welcomes you with a wooden and glazed entrance door, leading to all downstairs rooms. It features a carpeted floor, radiator, and both wall and ceiling lights. The wooden staircase, with a banister and convenient storage underneath.

KITCHEN

8'11 x 9'3 (2.72m x 2.82m)

Featuring a window overlooking the front of the house, bringing in natural light. It includes fitted wall and base units, part-tiled walls, and work surfaces with a sink and draining board. There's room for appliances, a radiator and a single ceiling light. A side door provides convenient access to a covered hallway to the garage, hallway and living room.

LIVING ROOM

20'8 x 13'2 (6.30m x 4.01m)

The spacious living room boasts two windows and a door leading to the rear garden, filling the room with natural light. One wall is beautifully finished with wooden panelling, while the others are wallpapered. The room features a tiled open fireplace, creating a warm focal point, and is lit by both wall and ceiling lights.

SITTING ROOM/BEDROOM FOUR

9'10 x 11'6 (3.00m x 3.51m)

Part wallpapered with a corner cupboard. Carpeted, window to the side, radiator and ceiling light.

BEDROOM THREE

8'9 x 10'1 (2.67m x 3.07m)

Wallpapered walls with a ceiling light. Carpeted, radiator and window to the side.

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

Equipped with a bath and overhead shower, a toilet, and a sink. It features a secondary glazed window with a radiator beneath for warmth. The space is part-tiled and illuminated by a single ceiling light.

LANDING

A wooden banister leads up to a hallway connecting the main and second bedrooms. The landing benefits from a skylight, adding natural light to the space, along with a ceiling light. It features two convenient storage cupboards, eaves storage and a radiator.

BEDROOM TWO

10'8 x 11'9 (3.25m x 3.58m)

This second bedroom is a double room with a window over looking the garden with a radiator and a built in cupboard and eaves storage.

BEDROOM ONE

8'9 x 11'8 (2.67m x 3.56m)

This double bedroom features a large window to the side that allows natural light to fill the room. It includes a radiator, a wash basin with a mirror, and part-tiled walls around the sink area and eaves storage.

COVERED HALLWAY

5'3 x 16'10 (1.60m x 5.13m)

Plastic sheeted hallway. Access to Kitchen, garage, and door to front driveway and to rear garden. There is also a outside tap.

GARAGE

The integral garage has an electric up and over door, power and lighting.

REAR GARDEN

A mix of a patio and lawn area, surrounded by a variety of shrubs and bushes. A side gate provides convenient access to the front driveway, and the boundary of the property is marked by a hedge, ensuring privacy and a peaceful setting.

FRONT GARDEN

In the corner of the garden, there is a stoned wall with a shrub area. Accompanied with a variety of bushes throughout the garden.

Agent Note**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 and drainage services are connected. Boiler approximately 3 years old (as of 2025) We understand the Broadband Download Speed is: Basic 16 Mbps, Superfast 78 Mbps & Ultrafast 1000 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

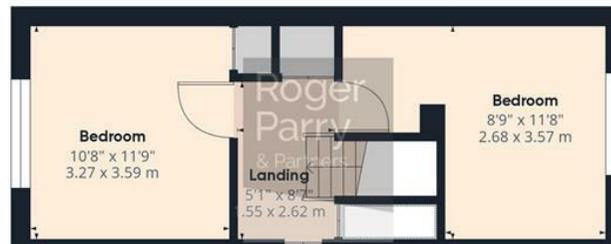
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1258.95 ft²

116.96 m²

Reduced headroom

2.48 ft²

0.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: D

EPC Rating: D

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 A483, exit towards Oswestry and continue onto the B4579. Proceed straight until you reach a roundabout, then take the second exit onto Beatrice Street. Continue over the traffic lights and turn left onto Castle Street. After a short distance, turn right into Bradley Fields. The property will be on your left, marked as 1 Bradley Fields.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
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.