



FOR SALE

Offers in the region of £225,000

Newlands Aston, Oswestry, SY11 4LS

A characterful two/three-bedroom semi-detached period dormer bungalow boasting generous gardens, ample driveway parking, and a detached single garage, all of which now provides excellent potential for modernisation, peacefully situated against a backdrop of open countryside in the rural hamlet of Aston, near Oswestry.



Oswestry (3 miles), Ellesmere (7 miles), Shrewsbury (15 miles), Wrexham (16 miles)

All distances approximate.



- **Dormer Bungalow**
- **Period Property**
- **Requiring Modernisation**
- **Driveway and Garage**
- **Generous Gardens with Open Aspect to the Rear**
- **Hamlet Location**

DESCRIPTION

Halls are delighted with instructions to offer Newlands in Aston, near Oswestry, for sale by private treaty.

Newlands is a three-bedroom semi-detached period dormer bungalow providing around 1,100 sq ft of characterful and flexibly arranged living accommodation, all of which now offers excellent potential for modernisation and improvement to become a charming country home.

The property lies within generous gardens with further land available for purchase via separate negotiation. With gated access to the fore leading onto ample driveway parking which culminates at a detached single garage. The rear gardens offer an open aspect across unspoilt farmland and are, at present, predominately laid to lawn; these again offer scope for landscaping and improvement.

SITUATION

Newlands occupies a peaceful setting against a backdrop of open countryside within the rural hamlet of Aston, which lies around 3 miles to the east of the thriving market town of Oswestry which boasts an array of day-to-day amenities, including Schools, Supermarkets, Medical Facilities, Public Houses, Restaurants, and a range of national and independent Shops. The property is conveniently situated close to the A5 which provides useful access to the county centre of Shrewsbury to the south, and joins the A483 to the north in the direction of Wrexham and Chester.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Whittington C of E Primary, The Meadows Primary School, The Marches School, Oswestry School, and Moreton Hall.

DIRECTIONS

Leave Oswestry to the East via Shrewsbury Road, continuing over Mile End Roundabout onto the A5 in the direction of Shrewsbury. Continue from Mile End Roundabout for around 1.1 miles where a left hand turn leads on to a country lane; proceed for a further circa 0.4 miles and the property will be situated on the left, identified by a Halls "For Sale" board.

W3W

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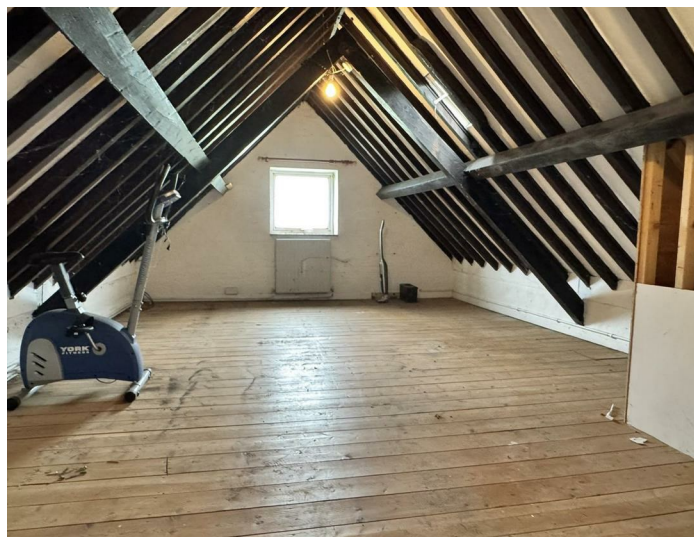
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



THE PROPERTY

The property is principally accessed from the side into a useful Boot Room, ideal for storing muddy boots and coats following walks in the surrounding countryside, this then leading through to an internal hallway where doors provide access to the ground floor accommodation. Turning immediately left from the Hallway, one enters a welcoming Living Room featuring dual-aspect windows which overlook the encompassing countryside, with ample space for seating arranged around a centrally positioned multi-fuel burner. Beside the Living Room is a traditionally styled Kitchen which comprises a selection of base and wall units, alongside a secondary access door and an adjoining Store/Larder.

Overlooking the front elevation are two well proportioned Bedrooms, each able to accommodate double beds and with one featuring attractive parquet flooring. Both Bedrooms are served by a Shower Room which comprises a white suite with walk-in shower cubicle, low-flush WC, and hand basin, all set against partially aqua-boarded walls.

The Hallway culminates at a door which opens onto steps which rise to a converted attic space featuring exposed ceiling timbers and exposed wood flooring, allowing for potential use as an attractive third Bedroom.

OUTSIDE

The property is approached via a farm-style gate bearing the name of the property, this opening onto ample driveway parking for a number of vehicles that leads on to a detached single garage with up-and-over front access door.

The rear gardens are a notable feature of the property and enjoy an open aspect over unspoilt farmland, whilst being predominately laid to grass and with the additional benefit of a number of versatile outbuildings.

THE ACCOMMODATION COMPRISES

Boot Room:

Living Room: 3.90m x 4.20m

Kitchen: 3.32m x 3.02m

Store:

Bedroom One: 3.62m x 4.33m

Bedroom Two: 3.23m x 3.94m

Attic Room/Bedroom Three (first floor): 6.86m x 2.30

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

SERVICES

The property is understood to benefit from mains water and electric. Heating is provided by an oil-fired boiler and drainage is to a private treatment plant shared with the neighbouring property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

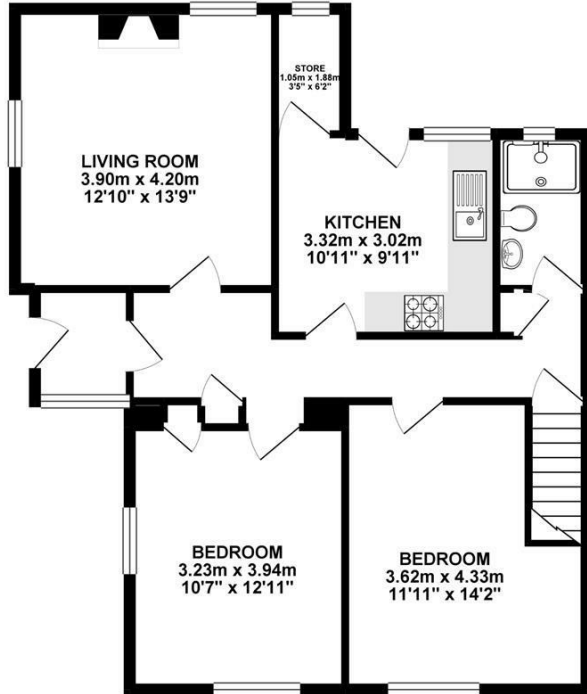
The property is shown as being within council tax band C on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Newlands Aston, Oswestry, SY11 4LS

GROUND FLOOR 72.84 sq. m.
(783.99 sq. ft.)



1ST FLOOR 30.13 sq. m.
(324.27 sq. ft.)



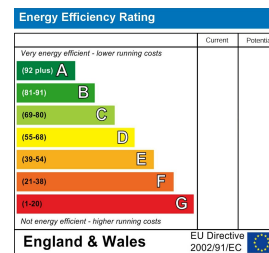
TOTAL FLOOR AREA : 102.96 sq. m. (1108.26 sq. ft.) approx.

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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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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