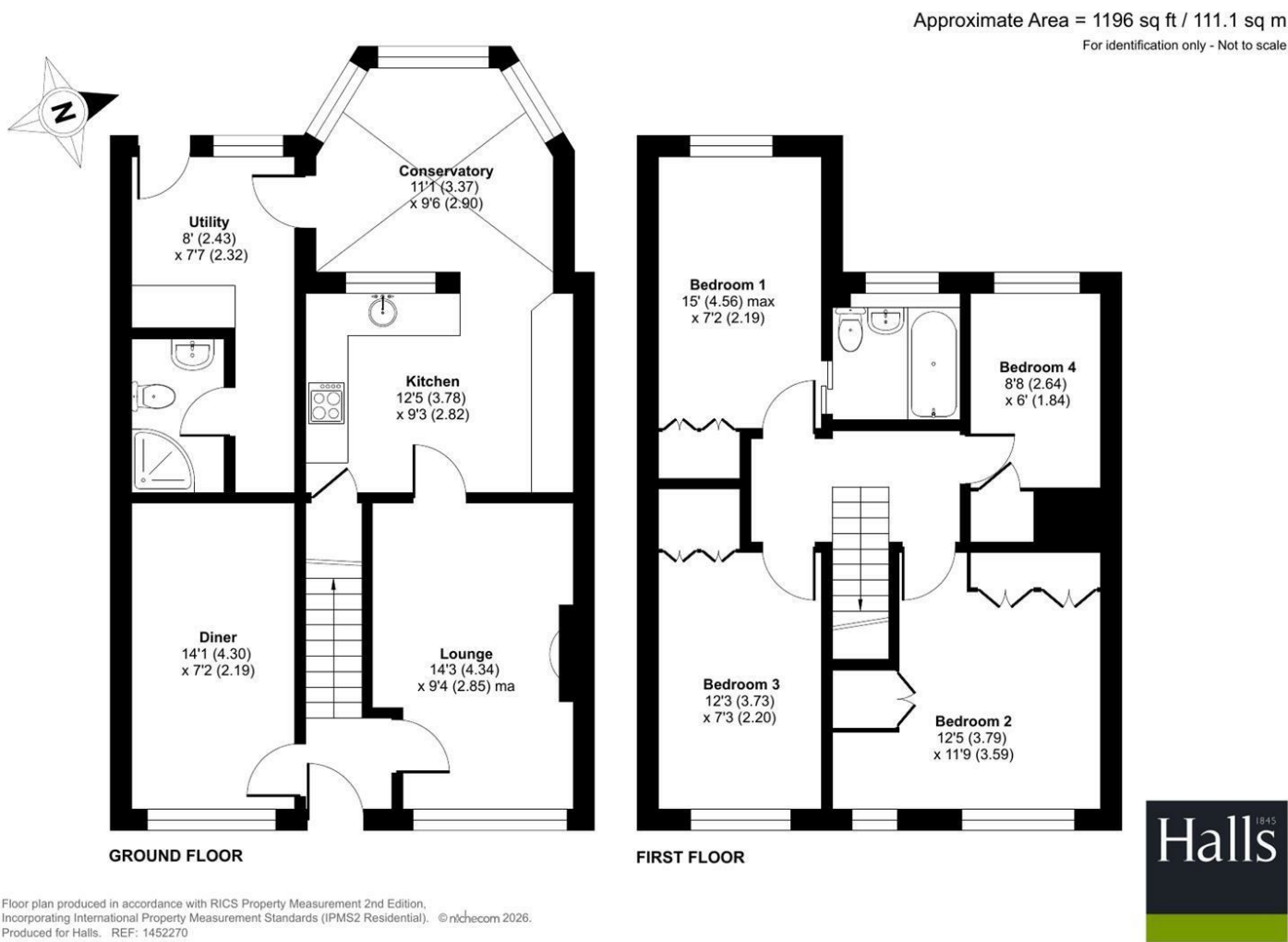


FOR SALE

21 Aston Way, Oswestry, SY11 2XY



FOR SALE

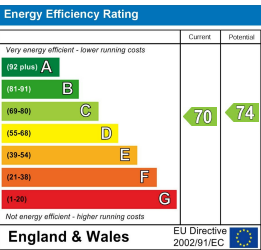
Offers in the region of £218,000

21 Aston Way, Oswestry, SY11 2XY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



A spacious four-bedroom semi-detached house with flexible accommodation including two reception rooms, conservatory, utility and ground floor shower room, together with driveway parking and an enclosed rear garden, conveniently situated within a popular residential area of Oswestry.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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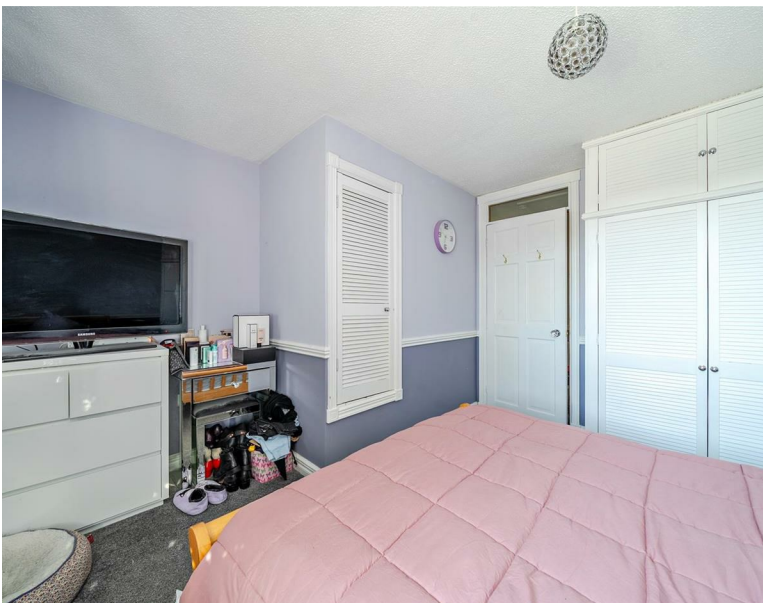
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Extended four-bedroom semi-detached family home
- Popular and established residential location
- Lounge and separate dining room
- Kitchen opening through to conservatory
- Utility room and ground floor shower room
- Four first floor bedrooms
- Approximately 1,196 sq ft / 111.1 sq m of accommodation

DESCRIPTION

Aston Way is a well-maintained and deceptively spacious semi-detached family home which has been extended over the years to provide flexible and practical accommodation, well suited to modern day living.

The property occupies a convenient position within this popular residential area of Oswestry and offers well-balanced accommodation extending to approximately 1,196 sq ft. Internally, the layout provides a comfortable lounge, separate dining room, fitted kitchen, conservatory, utility room and ground floor shower room, together with four bedrooms and a family bathroom to the first floor.

The house has clearly been a much-loved home and offers an excellent opportunity for a buyer seeking good internal space, practical family accommodation and scope to make a home their own over time

ACCOMMODATION

A front entrance door opens into the reception hall with staircase rising to the first floor and access through to the principal ground floor rooms.

The lounge is a comfortable and attractive reception room positioned to the front of the property, with a pleasant outlook and good natural light.

There is also a separate dining room / second reception room, providing useful additional living space and offering flexibility for family dining, a playroom or home working if required.

To the rear, the kitchen is fitted with a range of matching base and wall units with work surfaces over, inset sink unit, integrated oven and hob, and space for further appliances. The kitchen opens through into the conservatory, which provides an additional sitting area with views over and access out to the rear garden.

A particularly useful feature of the house is the utility room, which provides further storage and appliance space, together with a ground floor shower room fitted with shower, WC and wash hand basin.

To the first floor, the landing gives access to four bedrooms and the family bathroom. The bedrooms offer versatile accommodation for a growing family, guest space or home office use, whilst the bathroom is fitted with a suite comprising panelled bath, WC and wash hand basin.

OUTSIDE

To the front, the property is approached over a driveway providing off-road parking.

To the rear, the garden is enclosed and laid predominantly to lawn, with mature hedging and fencing to the boundaries. There is also a decked seating area, providing an ideal spot for outside dining and entertaining, together with a useful timber garden shed.

SITUATION

The property is situated on Aston Way, a well-established and popular residential area on the edge of Oswestry. The town offers an excellent range of day-to-day amenities including independent shops, supermarkets, schools and leisure facilities, together with good road links to Shrewsbury, Wrexham and the wider region.

SERVICES

We understand the property has the benefit of mains water, mains electricity, mains drainage and mains gas central heating.

TENURE

We understand the property is of freehold tenure, subject to confirmation by the vendor's solicitor.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band A

ANTI- MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.