



Weston Grove, Weston Lane, Oswestry

Offers in the Region of **£415,000**



Bedrooms: 3

Bathrooms: 3

Receptions: 3

Step into character and comfort with this substantial 3/4 bedroom Victorian semi-detached home, offering spacious living and a prime location close to town and schools.

The inviting **Entrance Hall** (8.95m x 2.23m) greets you with original floor tiling and a radiator, setting the tone for this charming home. Doors open to the principal reception rooms.

The bright **Lounge** (4.27m x 5.28m) features front and side aspect sash windows, a cosy multi-burner set in a traditional fireplace, and elegant wooden flooring, warmed by a radiator. The equally appealing **Sitting Room** (4.39m x 3.98m) offers rear and side aspect sash windows, wooden flooring, a radiator, and another multi-burner in a fireplace, providing versatile living spaces.

A unique feature of this home is the two-room **Cellar** (1.815m x 3.076m and 2.268m x 3.486m), with brick floor and walls, offering excellent storage potential.

The heart of the home is the expansive **Kitchen/Diner** (2.83m x 7.42m). The kitchen area boasts side aspect windows, a charming Aga cooker with a double oven and hotplate, a comprehensive range of eye and base units, tiled flooring, a wine cooler, and space for a dishwasher and washing machine. Steps lead down to the dining area, complete with a side aspect window and continuation of the tiled floor. Doors lead to the:

Conveniently located on the ground floor, the **Guest Cloakroom** (2.82m x 0.85m) includes an obscured ceiling window, tiled floor, low-level WC, and a hand wash basin.

Ascending the **Stairs to the Landing**, you'll find fitted carpet and a loft hatch, leading to the accommodation on the first floor. A flexible room, which could serve as an **Office or Bedroom 4** (4.23m x 2.76m), offers side aspect windows, fitted carpet, a radiator, and a built-in cupboard.

The generous **Family Bathroom** (2.79m x 2.96m) features rear aspect obscured glass windows, a classic claw foot bath, a separate shower cubicle, a hand wash basin, a low-level WC, a heated towel rail, and wooden effect flooring.

Bedroom 2 (4.38m x 4.01m) is a comfortable retreat with rear aspect sash windows, a built-in cupboard, a fireplace, a radiator, and fitted carpet. **Bedroom 1** (4.27m x 4.41m) is a bright main bedroom with front and side aspect sash windows, fitted carpet, a radiator, and its own fireplace.

A second staircase off the landing leads to the top floor where you'll discover **Bedroom 3** (4.7m x 4.29m), featuring side aspect sash windows and fitted carpet. This room benefits from its own **Ensuite Bathroom**, complete with two ceiling windows, eaves storage, a low-level WC, a hand wash basin, a heated towel rail, a shower cubicle, and wood effect flooring.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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