80 MAPLE AVENUE

| OSWESTRY | | SY11 2SE

A well presented three-bedroom detached family home benefitting from thoughtfully designed living accommodation, driveway and garage, and attractive gardens, enviably situated on the perimeter of a popular development in Oswestry.

Offers in the region of £229,950

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- **Detached three-bedroom family home**
- **Spacious lounge with plenty of natural light**
- **Enclosed rear garden offering a private outdoor space**
- **Driveway providing off-road parking**
- **Situated in a popular residential location**
- **Excellent road links for commuting and nearby countryside walks**

DESCRIPTION

Halls are delighted with instructions to offer 80 Maple Avenue in Oswestry for sale by private treaty.

80 Maple Avenue is a substantial three-bedroom detached family home which boasts just under xxx sq ft of thoughtfully designed and well-presented living accommodation all arranged across two generously proportioned floors.

The property is complemented by both front and rear gardens, with the former of these comprising driveway parking which leads on to an integral garage. The rear gardens enjoy a large area of lawn and a paved patio area.

SITUATION

Maple Avenue is enviably positioned on the perimeter of a popular development within walking distance of the centre of Oswestry, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

The property lies within close proximity to a number of well-regarded educational facilities, with Oswestry School, one of the earliest founded in England, located around 0.2 miles away; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of lawn retained within attractive box hedging, with the driveway culminating at an integral single Garage with metal up-and-over front access door and with power and light laid on.

The rear gardens are fully enclosed and feature an expanse of lawn complemented by a paved patio area, ideal for outdoor dining and entertaining.

DIRECTIONS

From our Halls office, proceed to the traffic lights turning left into Leg Street, pass over the mini roundabout into Salop road, take the next left turning into Middleton Road. Continue over the bridge and turn right at the roundabout, turn left into Llys Road, continue into Maple Avenue and the property will be located straight ahead and identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

POSSESSON AND TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX BAND

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

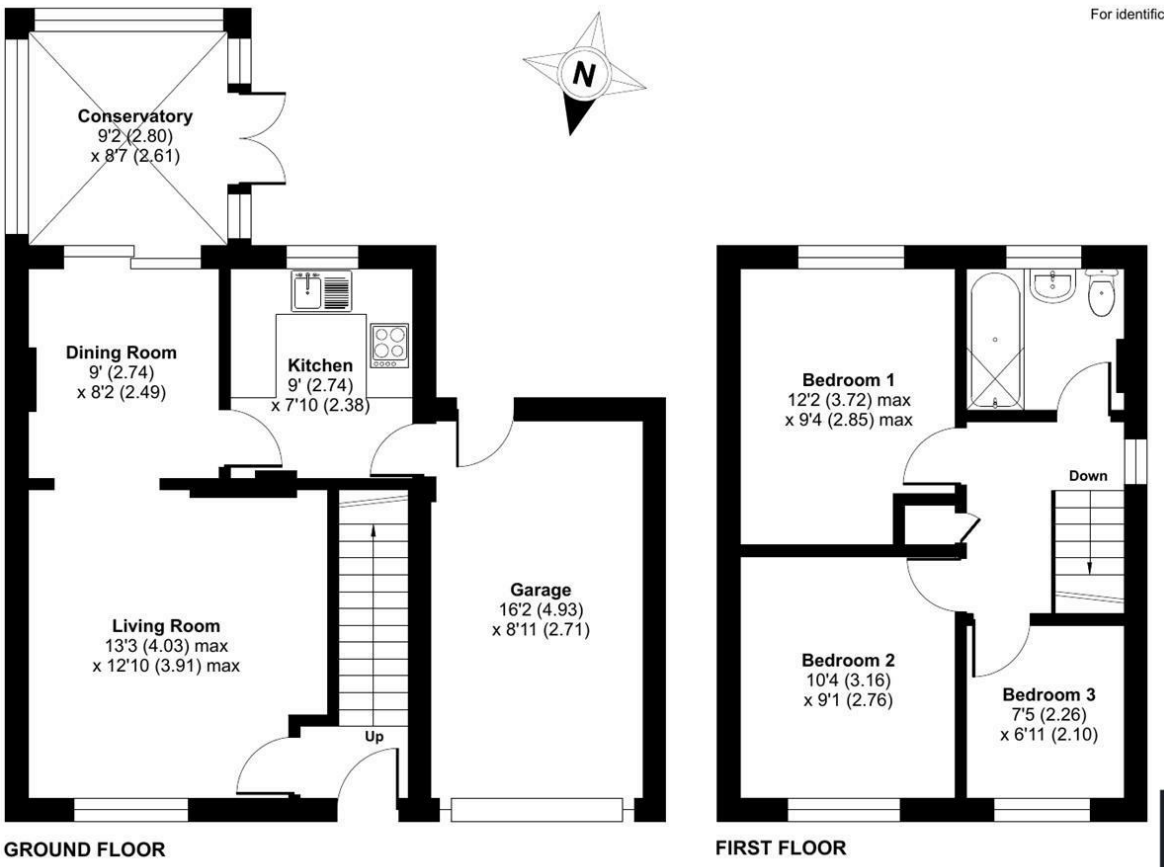
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

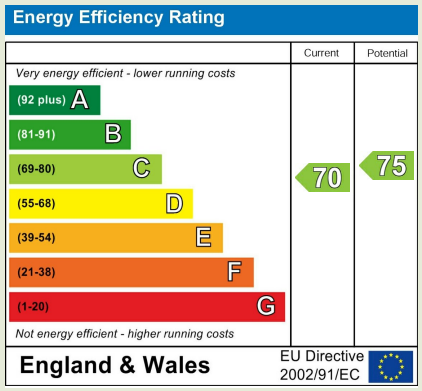
VIEWINGS

By appointment through the selling agents Halls Oswestry office. Tel. (01691) 670320

Approximate Area = 832 sq ft / 77.3 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 978 sq ft / 90.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1493232



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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OSWESTRY SALES
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1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.