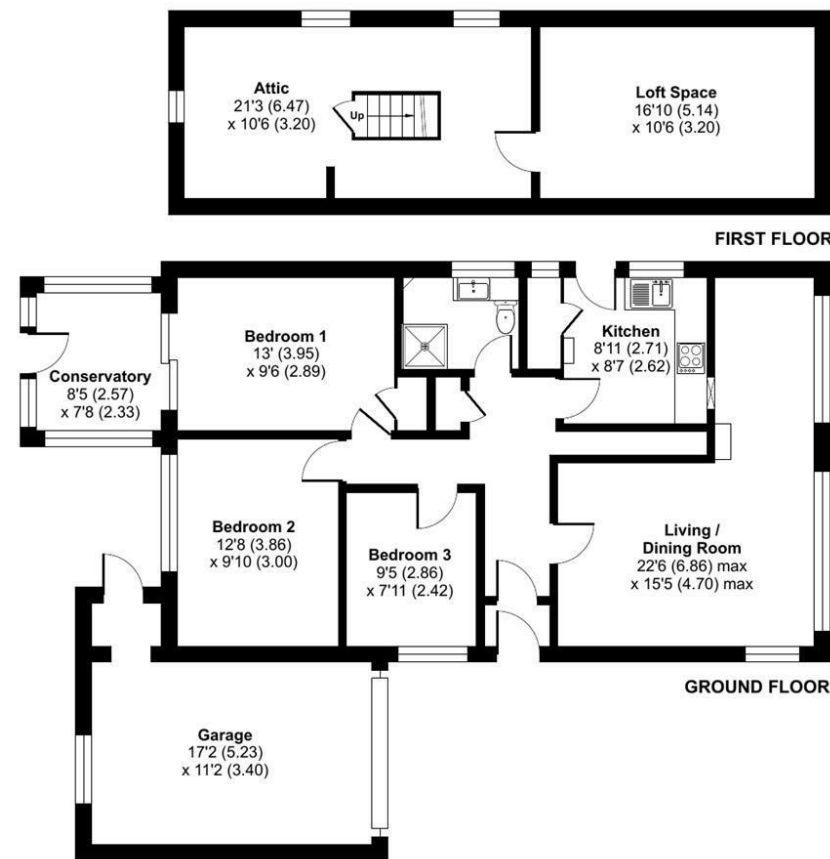
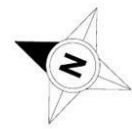


FOR SALE

3 Silverdale Drive, Trefonen, Oswestry, SY10 9DW



Approximate Area = 1172 sq ft / 108.9 sq m
Limited Use Area(s) = 182 sq ft / 16.9 sq m
Garage = 205 sq ft / 19 sq m
Total = 1559 sq ft / 144.8 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £299,950

3 Silverdale Drive, Trefonen, Oswestry, SY10 9DW

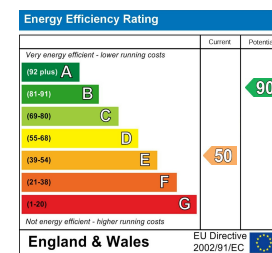
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1418655



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



01691 670320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-presented throughout.
- Beautiful private and rural setting.
- Ample parking and attached garage.
- Convenient transport links.
- Generous garden with lawned area.
- NO ONWARD CHAIN.

DESCRIPTION

The property is approached via a driveway providing off-road parking and access to the garage. A part-glazed entrance door opens into the reception hall, giving access to the principal ground floor rooms and staircase to the loft.

The Living / Dining Room is a generous, light-filled reception space with large windows and a fireplace forming an attractive focal point, offering ample room for both seating and dining.

The Kitchen is fitted with a range of cream base and wall units with complementary work surfaces and tiled splashbacks, incorporating an inset sink, integrated cooking appliances and space for further white goods, together with a side access door.

To the rear, the Conservatory provides additional reception space with glazed elevations and doors opening onto the garden.

There are three ground floor bedrooms, offering flexibility for family living or home working, served by a family bathroom comprising bath, separate shower, wash hand basin and WC.

A staircase leads to a substantial loft area, divided into two sections with rooflight windows, providing excellent versatility for storage or hobbies

OUTSIDE

To the front, the property benefits from a driveway providing ample parking and leading to the attached garage.

The rear garden is predominantly laid to lawn and enjoys an elevated aspect with pleasant views across the surrounding area. The garden provides space for outdoor seating, planting and general enjoyment, offering a private and manageable outdoor setting.

SITUATION

Trefonen is a highly regarded village positioned on the Shropshire / Welsh border, approximately 3 miles from Oswestry. The village benefits from a popular public house, primary school and an active community, with excellent access to surrounding countryside providing walking and riding opportunities.

Oswestry offers a comprehensive range of amenities including supermarkets, independent shops, cafes, restaurants and both primary and secondary schooling. The A5 provides convenient road links to Shrewsbury, Chester and the wider motorway network.

DIRECTIONS

From Halls Oswestry office, proceed out of town along Church Street and continue onto Upper Brook Street. At the traffic lights, turn left onto the A5 heading towards Wrexham. After approximately 1 mile, take the turning signposted for Trefonen.

Continue into the village of Trefonen and follow the road through the centre of the village. Turn onto Silverdale Drive, where the property will be found after a short distance, identified by the Halls For Sale board.

W3W

///unfolds.thudding.stretcher

SCHOOLING

The property is well placed for schooling, with Trefonen C.E. Primary School located within the village and enjoying a strong local reputation. A wider range of primary and secondary schools are available in nearby Oswestry, including The Marches School and Oswestry School (independent). Further educational facilities can be found in Shrewsbury and Wrexham, all within reasonable commuting distance.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: D

LOCAL AUTHORITY

Shropshire County Council.

VIEWINGS

Strictly by appointment with the selling agent.

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.