



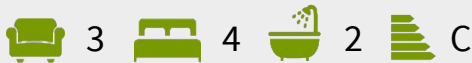
THE ORCHARD | 41 OAK DRIVE

OSWESTRY | SY11 2RX



An executive four-bedroom detached family home boasting generously proportioned living accommodation, garage and attractive gardens, enviably located within walking distance of Oswestry town centre.

Offers in the region of £425,000



- Substantial Family Home
- Over 1,800 sq ft
- Principal Bedroom with En-Suite
- Driveway and Garage
- Quiet Cul-de-sac Position
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 41 Oak Drive in Oswestry for sale by private treaty.

41 Oak Drive is a well-presented detached four-bedroom family home which has been carefully maintained by the current vendors to now offer over 1,800 sq ft of generously proportioned and thoughtfully designed living accommodation situated over two floors, these presently comprising, on the ground floor, an Entrance Porch, Reception Hall, Reception Room, Dining Room, Family Room, Kitchen/Breakfast Room and Cloakroom, together with four first-floor Bedrooms (including a principal bedroom with en-suite facilities) and a family Bathroom.

The property enjoys a particularly impressive position, complemented by generous and private rear gardens featuring lawned, paved and gravelled areas, a selection of attractive seating spaces and a versatile garden office. To the front is a substantial tarmac driveway providing ample parking for several vehicles and leading to the attached Garage.

SITUATION

Oak Drive is a quiet residential cul-de-sac located within easy reach of Oswestry town centre. The town offers a wide range of facilities including supermarkets, independent shops, cafes, restaurants, schools, medical services and leisure amenities. Oswestry is well placed for access to the A5, giving links towards Shrewsbury, Wrexham, Chester and the wider Shropshire and Mid Wales area.



SCHOOLING

The property is ideally situated for access to a wide range of well-regarded educational facilities catering for all age groups. Oswestry offers a selection of primary schools, together with secondary education at both state and independent level, including the highly regarded Oswestry School. Further education is available at North Shropshire College (Oswestry Campus), while the larger centres of Shrewsbury, Wrexham and Chester provide access to universities and additional specialist educational establishments. The property's convenient location allows many schools to be reached on foot or within a short drive, making it an excellent choice for families.

THE PROPERTY

The property is principally accessed via a covered external porch, which opens into a welcoming entrance hall with stairs rising to the first floor. A door to the right leads into an impressive and generously proportioned reception room, featuring a bay window overlooking the front elevation, a fireplace providing an attractive focal point and ample space for both seating and entertaining. Patio doors open directly onto the rear garden, allowing for a seamless transition between the internal and external spaces.

The entrance hall continues through to a spacious dining room, which provides access to the kitchen/breakfast room. Forming the sociable heart of the home, the kitchen/breakfast room is fitted with a selection of base and wall units with work surfaces over, together with planned space for appliances and ample room for informal dining. A further external door opens directly onto the rear garden.

Completing the ground-floor accommodation is a convenient cloakroom which is accessed from the entrance hall and a versatile family room, accessed via the kitchen, which is ideal for use as an additional sitting room, playroom or home office.



Stairs rise from the entrance hall to a first-floor landing, from which doors provide access to four well-proportioned bedrooms. The principal bedroom benefits from an adjoining en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising a fitted suite with both a freestanding bath and a separate shower.

OUTSIDE

The property is approached over an impressive and extensive tarmac driveway, providing generous off-road parking for several vehicles and framed by mature planting and a low-level brick boundary wall. The driveway continues to a substantial attached Garage which extends to over 190 sq ft, fitted with double timber access doors.

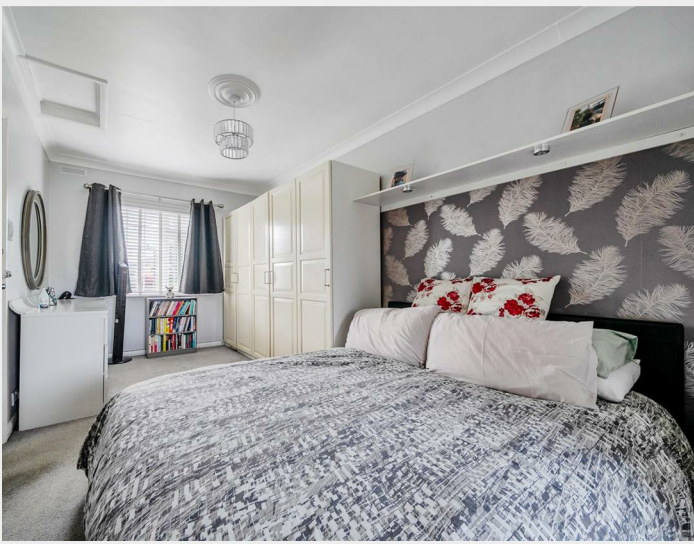
The property is complemented by a particularly generous and private rear garden, attractively screened by mature trees, established shrubs and boundary hedging. Thoughtfully arranged, the garden comprises a substantial paved terrace, providing an excellent setting for outdoor dining and entertaining, together with an expanse of lawn and several additional gravelled and paved seating areas positioned throughout. Meandering pathways, raised planting beds and an appealing variety of mature trees and shrubs create further interest and provide a pleasing sense of seclusion. A particularly useful garden office which extends to over 70 sq ft and offers a versatile and dedicated workspace for those working from home, while also lending itself to use as a studio, hobby room or peaceful garden retreat.

DIRECTIONS

From the Halls Oswestry office, proceed along Church Street and continue onto Salop Road. Follow the road out of town, passing over two mini-roundabouts and the railway bridge. Continue onto Shrewsbury Road and, after passing The Highwayman public house on the right, take the second turning on the left into Oak Drive. Follow the road, where No. 41 will be found on the left-hand side.

W3W

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SERVICES

The property benefits from mains water, gas, electric, and drainage.

TENURE

The property is of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is within Council Tax band 'D' on the local authority register

ANTI-MONEY LAUNDERING (AML) CHECKS

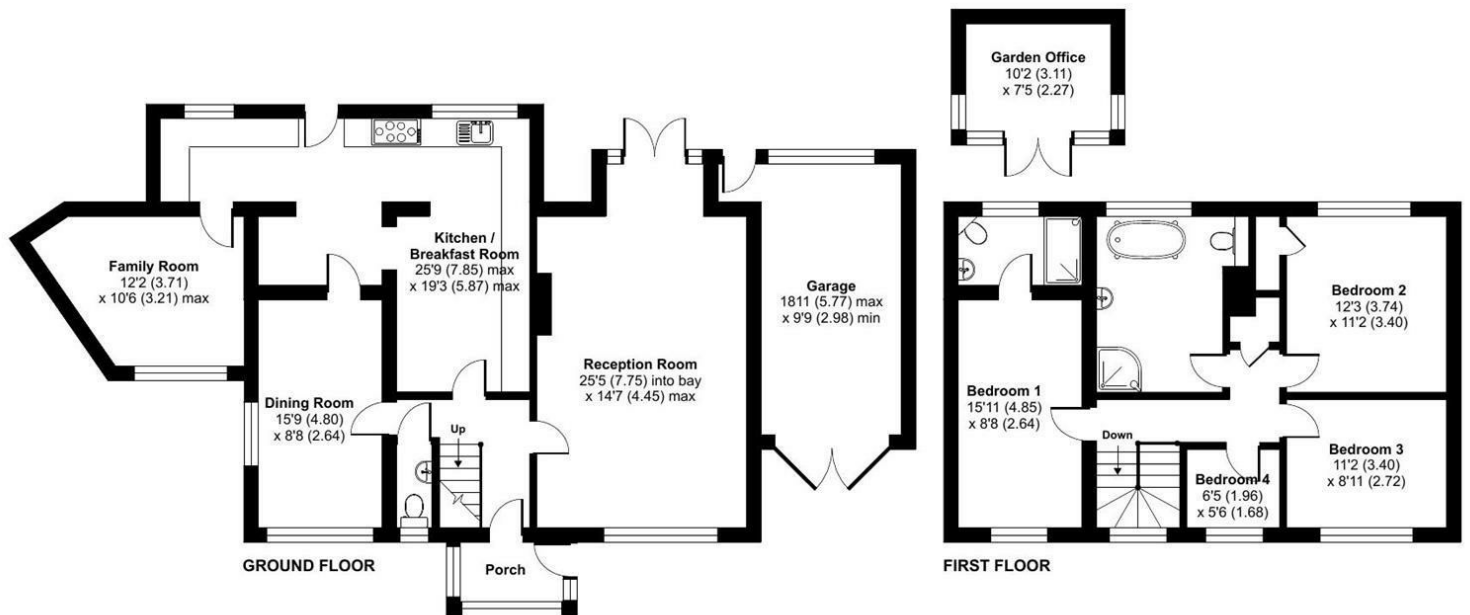
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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

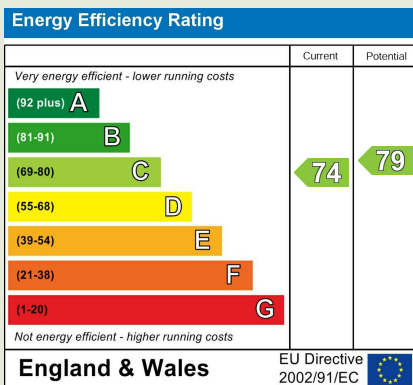
Strictly by prior appointment through the selling agents, Halls, Oswestry Office.



Approximate Area = 1869 sq ft / 173.6 sq m
Garage = 194 sq ft / 18 sq m
Outbuilding = 76 sq ft / 7.1 sq m
Total = 2139 sq ft / 198.7 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). © nitchecom 2026. Produced for Halls. REF: 1510301



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.



OSWESTRY SALES

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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.

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