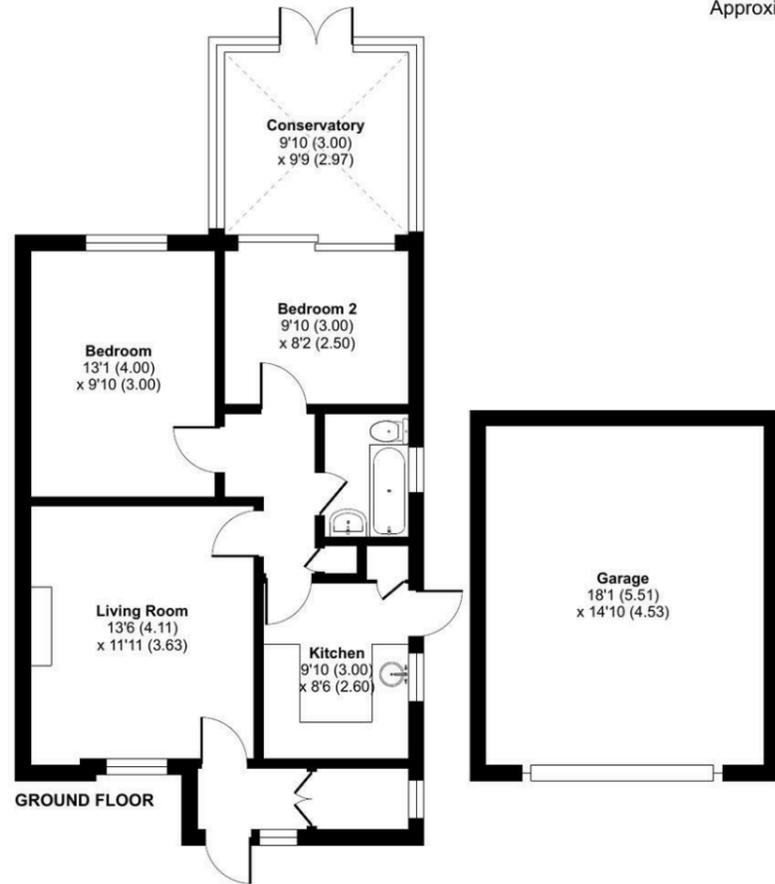


FOR SALE

3 Yew Tree Drive, Whittington, Oswestry, SY11 4AZ



Approximate Area = 694 sq ft / 64.4 sq m  
 Garage = 269 sq ft / 24.9 sq m  
 Total = 963 sq ft / 89.3 sq m  
 For identification only - Not to scale



FOR SALE

Offers in the region of £225,000

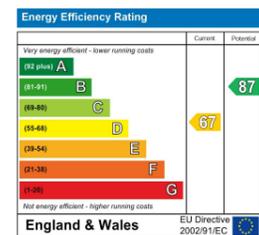
3 Yew Tree Drive, Whittington, Oswestry, SY11 4AZ

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1283676

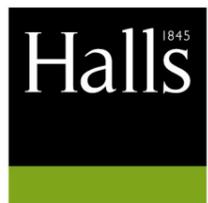
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



**\*NO CHAIN\*** A charming 2-bedroom detached bungalow set in a quiet, private cul-de-sac in the popular village of Whittington. This well-presented home features a spacious driveway, detached garage, attractive gardens, and a conservatory off the second bedroom. Ideally located close to local amenities, it offers comfortable, flexible living in a friendly community.



01691 670320

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



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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- BEAUTIFUL VILLAGE LOCATION WITH CASTLE
- SUNNY GARDEN
- GARAGE WITH POWER
- WELL PRESENTED
- VIEWINGS HIGHLY RECOMMENDED

**DESCRIPTION**

Nestled within a quiet, friendly cul-de-sac in the popular village of Whittington, this delightful two-bedroom detached bungalow offers comfortable and versatile living. The property boasts a spacious driveway with ample parking, a detached garage, and attractive, well-maintained gardens that provide a lovely outdoor retreat.

Inside, the accommodation includes a welcoming entrance hall, a bright and airy lounge, a well-equipped kitchen, and two good-sized bedrooms. The second bedroom opens into a charming conservatory, perfect for enjoying the garden views year-round. The bungalow is thoughtfully laid out to suit a range of buyers, whether you're looking to downsize, retire, or simply enjoy peaceful village living.

Located within easy reach of local amenities, transport links, and the historic Whittington Castle, this property offers an ideal blend of privacy, community, and convenience.

**SITUATION**

Whittington is a highly sought-after village known for its historic charm, friendly community, and excellent access links. The village is home to the iconic Whittington Castle, a well-regarded primary school, a village shop, pub, and tearoom, creating a strong sense of local character and convenience.

Located just two miles from Oswestry, residents enjoy the benefits of nearby town amenities while living in a tranquil, semi-rural environment. The A5 and A483 are within easy reach, offering direct routes to Shrewsbury, Wrexham, and Chester, making Whittington an excellent choice for commuters and countryside lovers alike.

**DIRECTIONS**

From the A5/483 Oswestry bypass take the A495 signposted Ellesmere. Continue into the village of Whittington along Station Road and take the right hand turning into Yew Tree Avenue. Take the second turning on the right into Yew Tree Drive where the property will be located on the left hand side.

**ENTRANCE HALLWAY**

With fitted airing cupboard housing hot water cylinder with immersion heater. Access to roof space

**LOUNGE**

Gas coal-effect fire set on a raised hearth. Radiator, Front Aspect Window, door into:

**KITCHEN**

Fully fitted kitchen with matching base and wall units and eye level wall cupboards surmounted by worktops, including a breakfast bar, and tiled surround. Space for a cooker with extractor hood above. Space and plumbing for a washing machine, stainless steel sink and drainer, wall mounted gas fired boiler. Tiled floor, uPVC door to outside, fitted storage cupboard.

**HALLWAY**

With fitted storage area, loft hatch.

**SHOWER ROOM**

Fitted shower cubicle with electric shower and tiled surround, pedestal wash hand basin and low level flush WC. Fully tiled walls and floor, radiator.

**BEDROOM ONE**

Rear Aspect Window, Carpet Flooring & Radiator

**BEDROOM TWO**

Radiator, Carpet and sliding patio doors leading to:

**CONSERVATORY**

With tiled floors and sliding doors leading into rear garden.

**GARDEN**

To the front of the property is a lawned garden with a number of mature shrubs. The private rear garden is mainly laid to lawn with inset shrubs and has a timber Summer House and Greenhouse with concrete base.

**GARAGE**

With manual up and over door, power & lighting.

**DRIVEWAY**

The property is approached over a large tarmac driveway providing ample parking leading onto a car port and:

**LOCAL AUTHORITY**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

**COUNCIL TAX**

Council Tax Band 'B'

**SERVICES**

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed throughout. None of these have been tested.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

**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.