



20 Laburnum Drive, Oswestry, SY11 2QW

Offers in the Region of £225,000



Bedrooms: 3 Bathrooms: 1

This charming three-bedroom semi-detached home, offered with no onward chain at £225,000, presents an excellent opportunity to enjoy comfortable living in a sought-after location (SY11 2QW). Recently refreshed with new fitted carpets, this inviting property benefits from flexible accommodation, ample off-road parking, and delightful gardens, making it ideal for a growing family or first-time buyers.

Step through the UPVC half-glazed door into a welcoming **Entrance Hall** (2.78m x 2.15m), complete with wood effect flooring and a radiator with a thermostatic valve, creating a warm first impression.

The spacious **Lounge** (4.02m x 3.7m) is a bright and airy room, featuring a large UPVC front aspect window that floods the space with natural light. With wood effect flooring and a radiator with a thermostatic valve, it offers a comfortable setting for relaxation and entertaining.

The heart of this home is the generously sized **Kitchen/Diner** (6.18m x 3.7m). Designed for modern family life, this area boasts rear aspect doors and windows providing easy access to the garden, and a side aspect half-glazed door. It comprises a range of eye and base units, a stainless steel sink unit with a mixer tap, and dedicated spaces for white goods and an oven and hob. Practical features include an under-stairs cupboard with meters and a boiler cupboard, ensuring an efficient and organised living space.

Ascend the **Stairs and Landing**, which benefits from a new fitted carpet, a side aspect window, a loft hatch, and a convenient airing cupboard.

Bedroom 1 (3.66m x 3.43m) is a peaceful retreat with rear aspect windows, a radiator, and newly fitted carpet, offering a serene space to unwind. **Bedroom 2** (3.05m x 3.69m) features front aspect windows, a radiator with a thermostatic valve, and newly fitted carpet, providing a bright and comfortable room.

Bedroom 3 (2.77m x 2.89m) also enjoys front aspect windows, new fitted carpet, and a radiator with a thermostatic valve. A unique raised floor area offers flexibility for various uses, such as a dedicated study space or a play area.





Externally, the property offers an attractive **Front Garden** with a gravel driveway providing parking for 4-5 vehicles, a neat lawn, and a small pond. A single detached garage is located at the front, offering secure parking or additional storage. The **Rear Garden** features a pleasant patio area and a newly laid lawn, perfect for outdoor relaxation and enjoyment. The home benefits from double-glazed doors and windows throughout.

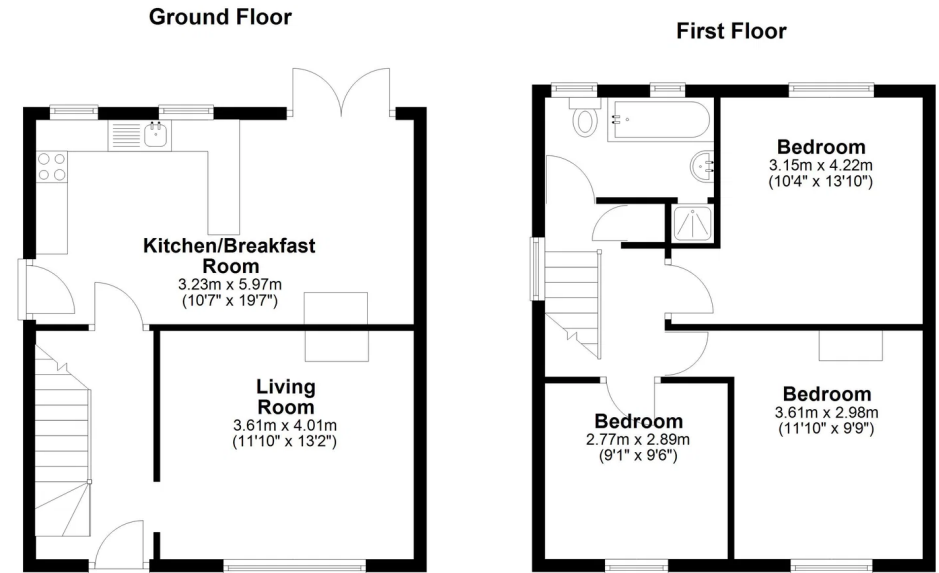
This delightful property combines practical living with a desirable location, offering a wonderful opportunity for its next owners. Viewings are highly recommended to appreciate the comfortable accommodation and sought-after setting.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





Total area: approx. 85.8 sq. metres (923.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

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