



3 Cygnet Close, Whittington, Oswestry, SY11 4FL

Offers in the Region of
£383,550



Bedrooms: 3 Bathrooms: 1 Reception: 3

Woodhead Sales & Lettings are delighted to present this beautifully maintained three-bedroom detached family home, occupying a sought-after residential position and offering well-balanced accommodation, private gardens and off-road parking. Combining practical family living with bright and welcoming interiors, this attractive property is ideally suited to a range of buyers seeking comfort, convenience and space.

The accommodation is entered via a UPVC front door into a **welcoming entrance hallway** with tiled flooring, useful under-stairs storage and access to the integral garage.

The generous reception room is positioned to the front of the property and provides a warm and inviting space to relax, featuring a contemporary wood burning fire and patio doors that create a seamless flow into the **kitchen/breakfast room**.

Undoubtedly the heart of the home, the spacious kitchen/breakfast room is fitted with a comprehensive range of wall and base units, integrated appliances including a fridge/freezer and dishwasher, a breakfast bar and ample space for family dining and entertaining. Patio doors and windows overlook and provide direct access to the rear garden, flooding the room with natural light.

A separate utility room offers additional practicality, with space for laundry appliances, a sink unit and external access, while a **convenient guest cloakroom** completes the ground floor accommodation.

To the first floor, the landing provides access to **three well-proportioned bedrooms and the family bathroom**.

The **principal bedroom** enjoys a peaceful rear aspect, fitted wardrobes and the benefit of a **private en-suite shower room**.

Bedrooms two and three are both comfortable doubles, offering flexibility for family members, guests or those working from home.

The family bathroom is fitted with a modern white suite comprising bath with shower over, wash basin and WC.

Externally, the property continues to impress. **To the front is a lawned garden** with established borders and a driveway providing parking for two vehicles, leading to the integral garage. The enclosed rear garden offers an excellent degree of privacy and security, with a lawn, mature borders, fruit and nut trees, a timber shed and side access, creating a wonderful outdoor space for families, gardeners and entertaining alike.





Benefiting from UPVC double glazing throughout, an integral garage, off-road parking, en-suite facilities and enclosed gardens, this superb detached home offers an excellent opportunity to acquire a property in a desirable location. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Directions: From the Woodhead Sales & Lettings office, proceed out of Oswestry on the A5 northbound towards Wrexham. Continue for approximately 2 miles, taking the exit signposted Whittington. At the roundabout, take the first exit into the village and continue along the main road, passing the historic Whittington Castle on your right-hand side. Continue through the village before turning into the modern residential development on your left, where Cygnet Close can be found. Follow the road around into the cul-de-sac and No. 3 will be identified on your left-hand side.

Tenure: We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services: We have been informed by the seller that the property benefits from mains water: mains drainage: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Council Tax: The council tax band for the property is 'D' and the local authority is Shropshire.

Viewings: By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents

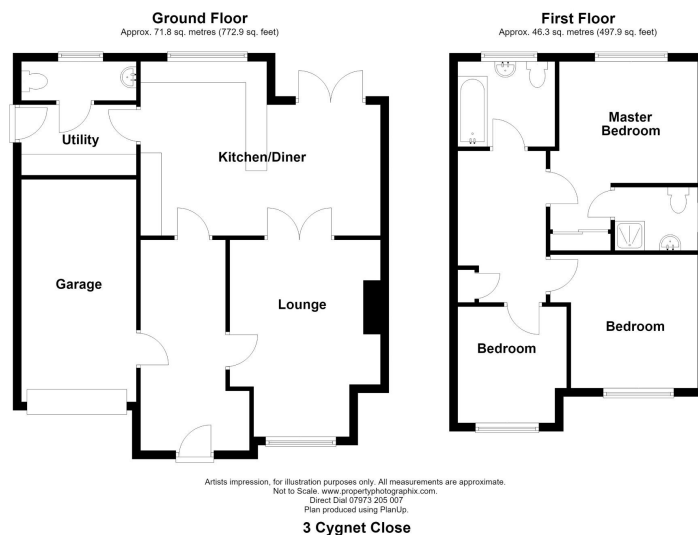
Notes: Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. 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.

AML: 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.

Hours of Business:
Monday - Friday 9.00am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Woodhead Sales & Lettings

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