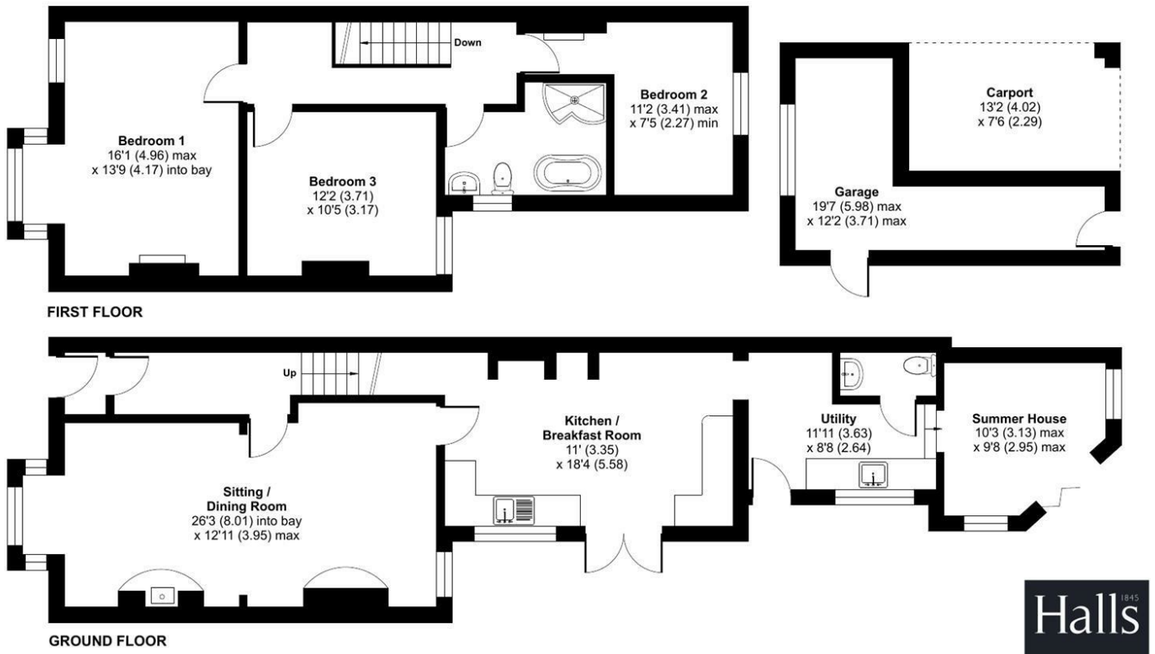
FOR SALE

Sefton Station Road, Whittington, Oswestry, SY11 4BS

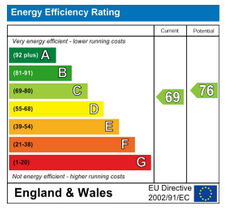
Approximate Area = 1402 sq ft / 130.2 sq m (excludes carport)
Garage = 130 sq ft / 12.1 sq m
Total = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1480009

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.

FOR SALE

Offers in the region of £325,000

Sefton Station Road, Whittington, Oswestry, SY11 4BS

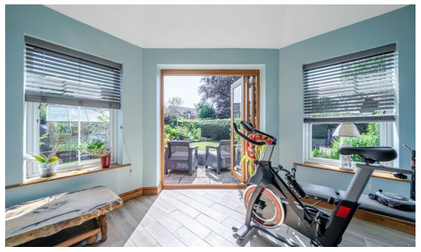
A beautifully restored Victorian home combining timeless period elegance with stylish contemporary living, complemented by a generous south-facing garden, detached garage, carport and versatile summer house

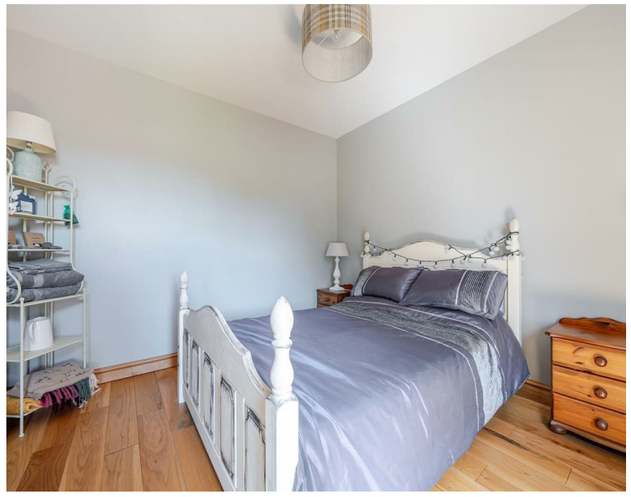
FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s





- **Beautifully restored Victorian semi-detached home**
- **Three generous bedrooms**
- **Stunning open-plan sitting/dining room with wood burning stove**
- **Spacious kitchen/breakfast room with utility and WC**
- **Detached garage, carport, summer house and attractive private rear garden**
- **Excellent transport links to Oswestry, Shrewsbury and Chester**

DESCRIPTION

The ground floor centres around an impressive open-plan sitting and dining room featuring a striking period fireplace with inset wood burning stove, high ceilings and a bay window. To the rear, the spacious kitchen/breakfast room offers shaker-style units, ample workspace and French doors opening onto the garden. A useful utility room with WC leads through to a versatile summer house, ideal as a home office or garden room.

Upstairs are three well-proportioned bedrooms served by a stylish family bathroom complete with a freestanding roll-top bath and separate shower.

Blending period charm with modern comforts, Sefton is a beautifully presented home ready to move straight into.

OUTSIDE

The property enjoys a large frontage with off-road parking leading to a detached garage and covered carport.

To the rear lies a beautifully maintained and private enclosed garden, predominantly laid to lawn with established borders, mature shrubs and paved seating areas, creating an ideal setting for outdoor dining and entertaining throughout the warmer months. The garden enjoys an excellent degree of privacy and benefits from a delightful summer house which provides flexible additional accommodation depending upon individual requirements.

The detached garage offers excellent storage or workshop potential and, together with the carport and driveway parking, provides ample space for several vehicles.

LOCATION

Sefton occupies a convenient position within the ever-popular village of Whittington, one of North Shropshire's most desirable residential villages. The village enjoys an excellent range of day-to-day amenities including a village shop, public houses, church, village hall and the historic Whittington Castle, whilst the nearby market town of Oswestry provides a comprehensive range of shopping, leisure and educational facilities.

The property is also ideally positioned for commuters, with excellent road links via the A5 providing access towards Shrewsbury, Wrexham and Chester, together with nearby Gobowen railway station offering direct rail services to Shrewsbury, Chester and beyond.

SCHOOLING

Whittington benefits from the well-regarded Whittington CE (VA) Primary School, situated within easy walking distance of the property. Secondary education is available at The Marches School in Oswestry, with further highly regarded independent schools including Oswestry School, Moreton Hall and Ellesmere College all within convenient travelling distance.

DIRECTIONS

From Oswestry, proceed north on Church Street before continuing onto Willow Street. At the roundabout take the second exit onto the A5 towards Wrexham. Continue for approximately 2.5 miles before taking the exit signposted Whittington. Proceed into the village along Station Road where the property will be found on the right-hand side, identified by a Halls For Sale board.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage. Interested parties should make their own enquiries regarding the availability and suitability of all services.

POSSESION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: D

LOCAL AUTHORITY

Shropshire County Council.

VIEWINGS

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

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.