



**44 Aston Way**

Oswestry

**£275,000**



**WOODHEAD**  
OSWESTRY SALES & LETTINGS

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**Bedrooms: 3 Bathrooms: 1 Reception: 3**

Discover this charming three-bedroom detached bungalow in SY11 2XY, offered with no onward chain and boasting a large conservatory, off-street parking, and a secure, good-sized garden plot.

This property presents a wonderful opportunity for comfortable living in a sought-after area.

Step through the 1/2 glazed uPVC front door into the welcoming **Entrance Hall** (1.136m x 1.204m), featuring fitted carpet, providing a warm introduction to the home.

The spacious **Reception Room** (4.105m x 6.609m) offers a bright and inviting space with front aspect windows, a cosy fire, and comfortable carpet, perfect for relaxation and entertaining.

Adjacent to the reception room, **Bedroom 3** (2.455m x 2.242m) provides a versatile space with front aspect windows and carpet, ideal as a guest room, office, or creative area.

The functional **Kitchen** (2.977m x 2.437m) features a side aspect window and an obscured glass uPVC door, a practical range of eye and base units, an immersion control unit, an extractor hood, hob, and an oven. A stainless steel sink unit with a mixer tap, tiled floor, and space for a washing machine complete this well-appointed kitchen.

One of the highlights of this home is the expansive **Conservatory** (3.606m x 5.295m), offering full-height, floor-to-ceiling uPVC windows, a wooden floor, power and wall lights, creating a bright and airy additional living space to enjoy year-round.

The **Bedroom Landing** provides access to an airing cupboard housing the hot water tank, an additional storage cupboard, and a convenient loft hatch.

The **Bathroom** is designed for convenience, featuring a shower enclosure, a hand wash basin, a low-level WC, a heated towel rail, and attractive tiled floor and walls.

The property includes two further well-proportioned bedrooms.

**Bedroom 2** (3.382m x 3.143m) benefits from rear aspect windows, fitted carpet, and a practical fitted desk and shelving unit.

**Bedroom 1** (3.168m x 2.938m) offers rear aspect french doors with an exterior wheelchair ramp, built-in cupboards, and fitted carpet, providing direct access to the garden.

Externally, the property boasts a **Front Garden** with a driveway providing off-street parking for two vehicles, leading to a single garage, and a neat front lawn.

The **Rear Garden** is private and secure, accessed via a pedestrian gate from the driveway, bordered by hedging, and mainly laid to lawn with dispersed shrubs and planting, offering a peaceful outdoor retreat.





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Further benefits include solar panels on the roof, a water softener system, and 'easy home' electric heaters. The property has a council tax band 'C' and is connected to electricity and water supplies.

This three-bedroom detached bungalow, with its spacious conservatory and generous garden plot, offers a comfortable lifestyle in a desirable location. We encourage an early viewing to fully appreciate all this home has to offer.

The property is offered as Freehold, which will be confirmed by the vendors' solicitors during pre-contract enquiries. Services include mains water, mains drainage, and electric central heating.

Please note that all measurements, areas, and distances are approximate, and photographs are for guidance purposes only. We recommend contacting the office for further information or clarification if you are travelling a distance. Viewings are strictly by appointment through Woodhead Oswestry Sales & Lettings Ltd.

#### 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: electric 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 'C' and the local authority is Shropshire.

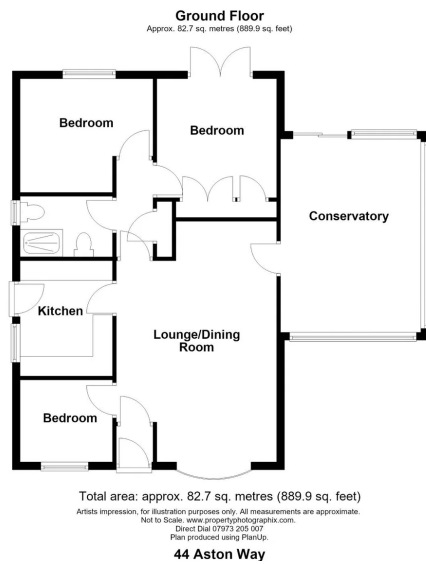
#### Viewings

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.

#### Hours of Business

Monday - Friday 9.00am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed





## Woodhead Sales & Lettings

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