



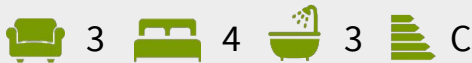
ROOKWOOD 3 CROESWYLAN CLOSE

OSWESTRY | SY10 9PS



An impressive edge of town family home with beautiful views and level garden totalling 0.49 acres.

Guide Price £660,000



- Detached Family Home
- Four Double Bedrooms
- Sun Room
- Spacious Gardens
- Double Garage
- EPC Rating C

DESCRIPTION

Halls are delighted with instructions to offer Rookwood in Oswestry, for sale by private treaty.

Rookwood is a spacious and well-presented family home, offering superb living accommodation throughout.

SITUATION

The market town of Oswestry offers an extensive variety of educational recreational and leisure facilities with the mediaeval town of Shrewsbury being within easy commuting distance via the A5.

Schooling is available locally at Oswestry school, the well renowned Morton Hall school, Ellesmere college and the neighbouring Marches school.

There are good road connections North to Wrexham, Chester and Liverpool via the A 483 and A5 and South east to Shrewsbury also via the A5.

A local train station can be found at Gobowen (5 miles) and this offers direct services to Chester and Shrewsbury and also links through to Birmingham Manchester and London.

International airports are within reasonable motoring distance at Manchester Liverpool and Birmingham.



SCHOOLING

The property lies within close proximity to a number of well-regarded educational facilities, with Oswestry School, one of the earliest founded in England; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School and Ellesmere College.

THE PROPERTY

The main entrance hall connects most of the ground floor accommodation and allows plenty of light throughout the ground floor. A separate space within the entrance hall has been made into a study area with fitted units. The kitchen/breakfast room is fitted with a traditional range of units, and the adjoining utility room has further space for appliances.

The original dining room, currently used as a study/office has French doors out on to a patio. The sitting room with double French doors that also open out onto the patio also leads through to the south facing sunroom. There is a wet room with a shower off the Hall.

To the first floor there are four double bedrooms, one with an ensuite shower room, a family bathroom and dressing room. The master bedroom has far reaching views out to the surrounding country.



OUTSIDE AND GARDENS

Rookwood is approached via a paved driveway leading to a double integrated garage. The gardens are level with a patio to the south of the house and a lawned area. The garden has mature planting around it. There are fruit trees set within an orchard to include plum, pear and apple. To the rear of the house there is a small Greenhouse and Garden shed. Access can be gained through to the gardens from either side of the property with a paved patio.

SERVICES

We are advised that the property benefits from mains water, gas, drainage and electric.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band 'F' on the local authority register.

FIXTURES AND FITTINGS

Only those items known as fixtures and fittings will be included in the sale certain items such as garden ornaments, carpets and curtains may well be available by separate negotiation.

WAYLEAVES, RIGHTS OF WAY & EASEMENTS

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.



FURTHER INFORMATION

Further information is available at <https://www.piphome.co.uk/room/view/b6a60738-019e-4794-bda0-6623af3d58ad/rookwood>

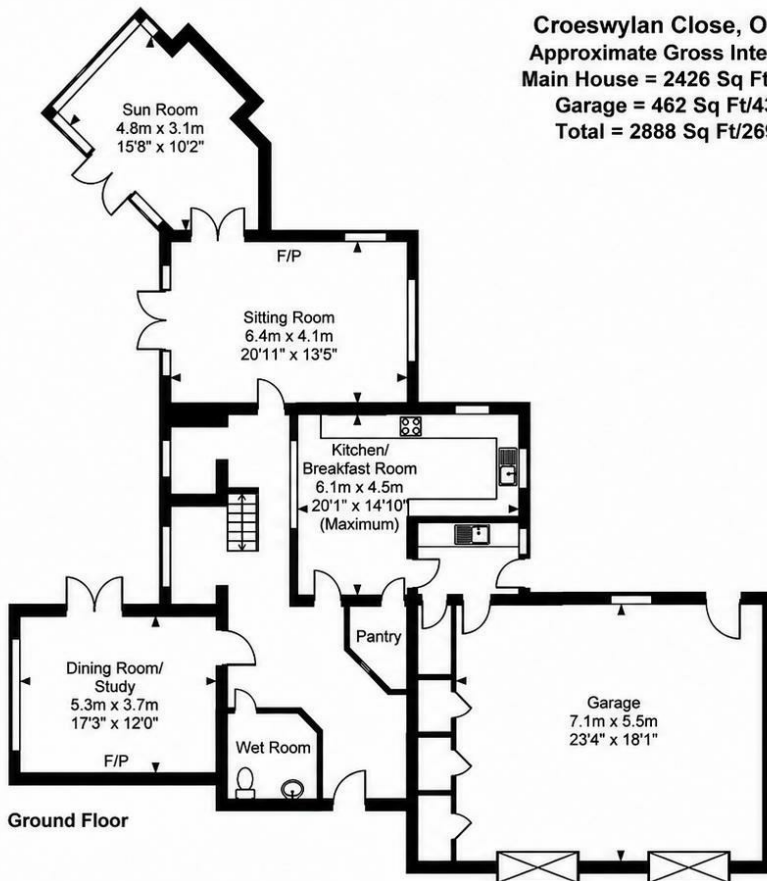
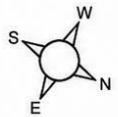
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

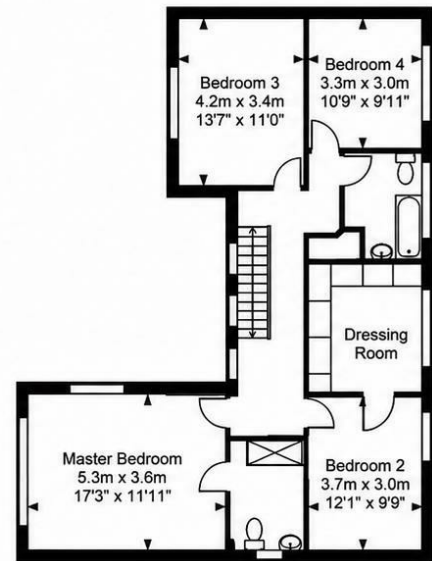
VIEWINGS

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

Croeswylan Close, Oswestry
Approximate Gross Internal Area
Main House = 2426 Sq Ft/226 Sq M
Garage = 462 Sq Ft/43 Sq M
Total = 2888 Sq Ft/269 Sq M

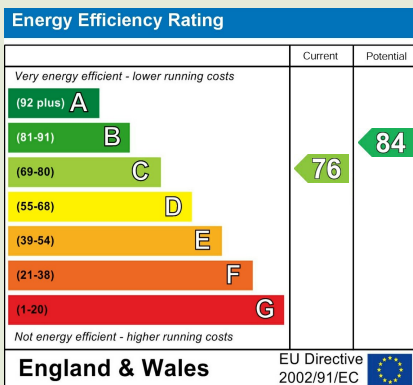


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.