



15 Cherry Tree Drive

Oswestry

Offers in the Region of

£239.950



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OSWESTRY SALES & LETTINGS

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Bedrooms: 3 Bathrooms: 1 Reception: 1

Woodhead Sales & Lettings are delighted to present this beautifully presented three-bedroom semi-detached family home, providing spacious and move-in-ready accommodation. Occupying an enviable position within one of Oswestry's most sought-after residential locations, the property combines contemporary interiors with generous outside space, making it an ideal home for growing families, first-time buyers and commuters alike. The property is a few minutes walking distance from Holy Trinity Primary and Nursery School, Plas Ffynnon doctors surgery and Oswestry town centre.

A covered storm porch leads to the **Reception Hallway**, where a window to the side elevation allows natural light to flood the space. Attractive tiled flooring flows throughout the ground floor, while oak internal doors add a quality finish. Stairs rise to the first floor, creating a welcoming first impression from the moment you step inside.

The Lounge is a bright and inviting reception room, centred around an attractive ornamental electric fire with a wooden surround and hearth. A large front-facing window fills the room with natural light, creating a comfortable space to relax with family or entertain guests. The room flows seamlessly into the dining area, enhancing the sense of space and connectivity throughout the ground floor.

The open-plan Dining Room offers ample room for a family dining table, making it perfect for everyday meals and larger gatherings alike. French doors open directly onto the rear patio, allowing indoor and outdoor living to blend effortlessly during the warmer months and providing an ideal setting for entertaining.

The Kitchen has been beautifully refitted with a stylish range of contemporary grey shaker-style wall and base units, complemented by generous work surfaces. Integrated appliances include an oven and grill, four-ring electric hob with extractor hood, microwave and built-in fridge, while a single drainer sink is perfectly positioned beneath a window overlooking the rear garden. Practical additions include a useful pantry/storage area, tiled flooring, a vertical radiator and direct access to the garden, making this a functional yet elegant space for everyday living.

Stairs rise to the **First Floor Landing**, a bright and airy space with a side-facing window and loft access with boarded storage space.

Bedroom One is a generous double bedroom positioned to the front of the property, enjoying plenty of natural light and offering ample space for freestanding bedroom furniture.

Bedroom Two is another spacious double bedroom overlooking the rear garden. A built-in storage cupboard, providing useful shelving and additional storage.

Bedroom Three is a well proportioned single bedroom, ideal for use as a child's bedroom, nursery, dressing room or home office. A built in cupboard above the staircase provides useful additional storage. The room is currently utilised as a home office and benefits from a Fujitsu air conditioning unit, offering year round comfort-providing cool or hot air throughout the house.





The Family Bathroom has been attractively appointed with a modern three-piece suite comprising a panelled bath with electric shower and glazed screen, wash hand basin and WC. Partially tiled walls, a heated towel rail and a rear-facing window complete this bright and functional space.

Externally, the property enjoys excellent kerb appeal, approached via a generous gravelled driveway providing ample off-road parking for several vehicles.

The front garden is attractively laid to lawn with a **Cherry Tree** creating a lovely focal point, while mature hedging and fencing provide privacy and definition. Side pedestrian access leads conveniently through to the rear.

The rear garden has been thoughtfully designed to offer the perfect balance of relaxation and practicality. A spacious paved patio extends directly from the dining room, creating an ideal setting for outdoor dining, summer barbecues and entertaining family and friends. Beyond lies a generous lawn bordered by established planting, together with an additional paved area that offers flexibility for a garden shed, seating area or further patio to enjoy the sunshine throughout the day. The garden is enclosed by mature hedging and fencing, providing a safe and private environment for children and pets alike.

A particularly valuable addition is the range of **brick-built outside storage rooms**, arranged as two separate storage areas with individual access, together with an additional room housing a WC. These versatile spaces are ideal for storing garden equipment, bicycles and tools, or could serve as a practical workshop or hobby space. The outbuilding benefits from a mains electricity supply and is currently used as a utility space for a freezer and washing machine.

Beautifully presented throughout and requiring little more than moving in, this exceptional home offers stylish accommodation, generous gardens and a highly desirable location close to Oswestry's excellent range of amenities. Combining modern finishes with practical family living, this is a property that will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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	



Artistic impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotography.com
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15 Cherry Tree Drive



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