



5 Weaver Close, Oswestry SY11 2NW

Oswestry

Offers in the Region of
£269,950



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OSWESTRY SALES & LETTINGS

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Bedrooms: 4 Bathrooms: 2 Receptions: 1

Woodhead Sales and Lettings are delighted to present this beautifully presented four-bedroom semi-detached townhouse, ideally situated in SY11 2NW, offering a flexible three-storey layout, a peaceful top-floor master suite, and a secure enclosed garden with a single garage and convenient allocated parking, making it an ideal family home designed for comfort and modern living.

Step inside a welcoming **Entrance Hall** (1.073m x 3.6m) with a smart UPVC front door and a warming radiator, providing a pleasant and practical introduction to the home. Conveniently located off the hall is a pristine **Guest Cloakroom** (1.326m x 0.869m), featuring an extractor fan, a low-level WC, a sleek hand wash basin, a radiator with a thermostatic valve, and thoughtful added storage for everyday essentials.

The heart of the home is the well-appointed **Kitchen** (2.452m x 3.504m), bathed in natural light from front aspect windows. It boasts a superb range of eye and base units, a one and a half stainless steel sink unit with a contemporary mixer tap, an efficient integrated gas hob with an oven cleverly positioned below, and a powerful extractor fan above. A reliable Worcester gas fired boiler ensures efficient heating, and there is generous space meticulously planned for a combination of fridge/freezer, dishwasher, and a washing machine/dryer, all comfortably warmed by a radiator with a thermostatic valve.

The inviting and spacious **Lounge Diner** (4.456m x 4.112m) is a truly open-plan living space, flooded with natural light from expansive rear aspect patio doors and windows. It features attractive wood effect flooring underfoot, a captivating electric flame fire insert for cosy evenings, and practical understairs storage, creating a versatile and effortlessly stylish area perfect for both relaxing and entertaining.

Ascending the beautifully maintained **Stairs and landing**, you'll find soft fitted carpet and a radiator, leading to the well-appointed first-floor accommodation.

- **Bedroom 2** (2.49m x 3.276m) offers bright front aspect windows, plush fitted carpet, a convenient built-in wardrobe, and a radiator with a thermostatic valve.
- **Bedroom 3** (3.398m x 2.483m) enjoys serene rear aspect windows, cosy fitted carpet, practical built-in wardrobes, and a radiator with a thermostatic valve.
- **Bedroom 4** (1.919m x 2.531m) is a versatile space, currently intelligently utilised as a home office, featuring tranquil rear aspect windows, fitted carpet, and a radiator with a thermostatic valve.

The contemporary **Family Bathroom** (2.056m x 2.232m) provides comfort and convenience with front aspect obscured glass windows, a large 'P' shaped bath complete with a refreshing shower over, a low-level WC, a stylish hand wash basin, and a comforting heated towel rail.

A further set of **Stairs** with soft fitted carpet leads to the impressive and private **Master Suite** (5.863m x 2.99m) thoughtfully occupying the entire top floor. This superb retreat benefits from both front and rear windows, a radiator with a thermostatic valve, plush fitted carpet, a useful loft hatch, and ample built-in wardrobes alongside a dedicated storage/dressing area with restricted height.





The accompanying **Ensuite** (3.141m x 1.719m) to the master suite features front aspect obscured glass for privacy, elegant wood effect flooring, a low-level WC, a modern hand wash basin, a radiator with a thermostatic valve, a functional storage unit, and a invigorating shower cubicle.

Externally, the property benefits from a versatile **Single Garage** (5.063m x 2.429m) with an up-and-over door, ceiling with a loft, and walls, currently cleverly utilised as a dedicated workspace. The rear provides a secure and inviting **Enclosed Garden** with an attractive low-maintenance lawn, a charming path, and a delightful decking area, perfect for alfresco dining and outdoor relaxation. A private gate provides convenient access to the allocated parking space and garage.

This comfortable home benefits from reliable mains gas central heating, mains electric, and mains water supply. The council tax band for the property is 'C' by Shropshire Council, and it is offered as freehold, ensuring a straightforward purchase.

We highly recommend an early viewing to fully appreciate the comfortable accommodation, versatile living spaces, and sought-after location of this modern townhouse, promising a delightful lifestyle.

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.

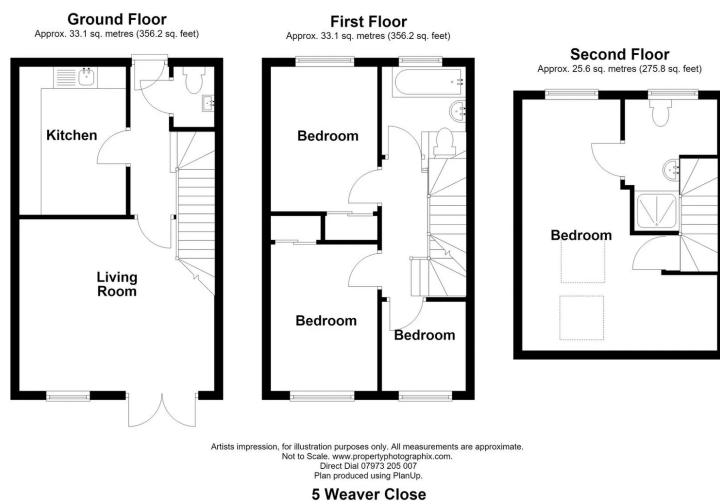
Council Tax - The council tax band for the property is 'C' and the local authority is Shropshire

Particulars - These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification

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.





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