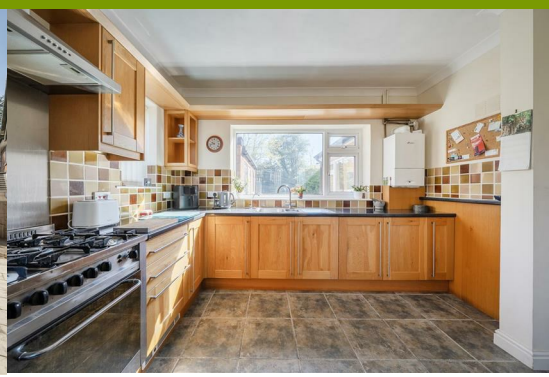
40 OAK DRIVE

| OSWESTRY | SHROPSHIRE | SY11 2RX



No onward chain. A spacious three-bedroom detached family home occupying a quiet cul-de-sac position within easy reach of Oswestry town centre. The property offers approximately 1,522 sq ft of main accommodation, including four flexible reception areas, three double bedrooms, a large rear garden, driveway parking, garage and useful outbuilding.

Offers in the region of £360,000

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- **No onward chain**
- **Spacious detached family home**
- **Quiet cul-de-sac position**
- **Approx. 1,522 sq ft of main accommodation**
- **Large rear garden with patio and lawn**
- **Useful brick outbuilding/workshop**

DESCRIPTION

40 Oak Drive is a spacious detached family home occupying a quiet position within an established cul-de-sac, within easy reach of Oswestry town centre and local amenities.

The property offers well-proportioned accommodation extending to approximately 1,522 sq ft, with a further garage and outbuilding adding useful storage and workshop space. The house has been well cared for over the years and now provides an excellent opportunity for a buyer looking for generous room sizes, a good garden and the chance to put their own stamp on a long-term family home.

The ground floor is particularly flexible, with four reception areas that lend themselves well to family living, entertaining or working from home. The main living room sits to the front of the house and connects through to further reception space, creating a good sense of flow. To the rear, the family room and dining room enjoy views over the garden, with doors opening directly onto the patio and lawn.

The kitchen is fitted with a range of timber-fronted units, work surfaces, tiled splashbacks, sink unit, gas hob and oven, with space for freestanding appliances. It is perfectly usable as it stands, while also offering clear scope for future updating or reconfiguration, subject to a buyer's own requirements.

To the first floor there are three genuine double bedrooms, all of which are well proportioned. The principal bedroom is especially generous and benefits from windows to both the front and rear. There is also a family bathroom and separate WC.

Outside, the rear garden is one of the property's strongest features. It is a generous size, mainly laid to lawn, with a paved seating area, mature boundaries, greenhouse and useful outbuilding. The garden offers excellent space for families, gardeners or buyers wanting a more private outdoor setting.

To the front, there is driveway parking and access to the garage, which provides further storage, parking or workshop potential.

Offered with no onward chain, 40 Oak Drive is a sizeable detached home with excellent space, a strong plot and considerable potential in a well-established residential location.

ACCOMMODATION

W3W

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ENTRANCE POURCH

A useful porch leads into the main accommodation.

ENTRANCE HALL

A welcoming hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms.

LIVING ROOM

A well-proportioned front-facing reception room with feature fireplace and log-burning stove. The room connects through to adjoining living space, giving flexibility for day-to-day use.

RECEPTION ROOM

A versatile central reception area, suitable as a snug, study, playroom or additional sitting room.

FAMILY ROOM

A bright rear-facing room with doors opening directly onto the garden. This is a lovely everyday living space and works well as a family room or informal dining area.

DINING ROOM

A separate dining room enjoying views towards the rear garden, with direct access outside.

KITCHEN
Fitted with a range of base and wall units, work surfaces, tiled splashbacks, sink unit, gas hob, oven and extractor. There is space for freestanding appliances and access to the side/rear of the property.

FIRST FLOOR

LANDING
The landing provides access to all bedrooms, the bathroom and separate WC, with built-in storage.

BEDROOM ONE
A large double bedroom with windows to both front and rear, allowing good natural light.

BEDROOM TWO
A further generous double bedroom overlooking the rear garden, with built-in storage.

BEDROOM THREE
A third double bedroom, also suitable as a guest room, nursery or home office.

BATHROOM
Fitted with a bath with shower over, wash hand basin and WC.

SEPARATE WC
A useful separate WC positioned off the landing.

OUTSIDE

FRONT GARDEN & DRIVEWAY
The property is approached via a driveway providing off-road parking, with lawned garden area and access to the garage.

GARAGE
A long garage providing parking, storage or workshop space.

REAR GARDEN
The rear garden is a major feature of the property, offering a large lawn, paved patio area, mature planting, greenhouse and useful outbuilding. It is a private and practical space, well suited to family life and outdoor entertaining.

OUTBUILDING
A useful brick outbuilding offering storage or workshop potential.

LOCATION
Oak Drive is a quiet residential cul-de-sac located within easy reach of Oswestry town centre. The town offers a wide range of facilities including supermarkets, independent shops, cafes, restaurants, schools, medical services and leisure amenities.

Oswestry is well placed for access to the A5, giving links towards Shrewsbury, Wrexham, Chester and the wider Shropshire and Mid Wales area.

LOCAL AUTHORITY
Shropshire Council

TENURE
We understand the property is Freehold. Purchasers should make their own enquiries through their solicitor.

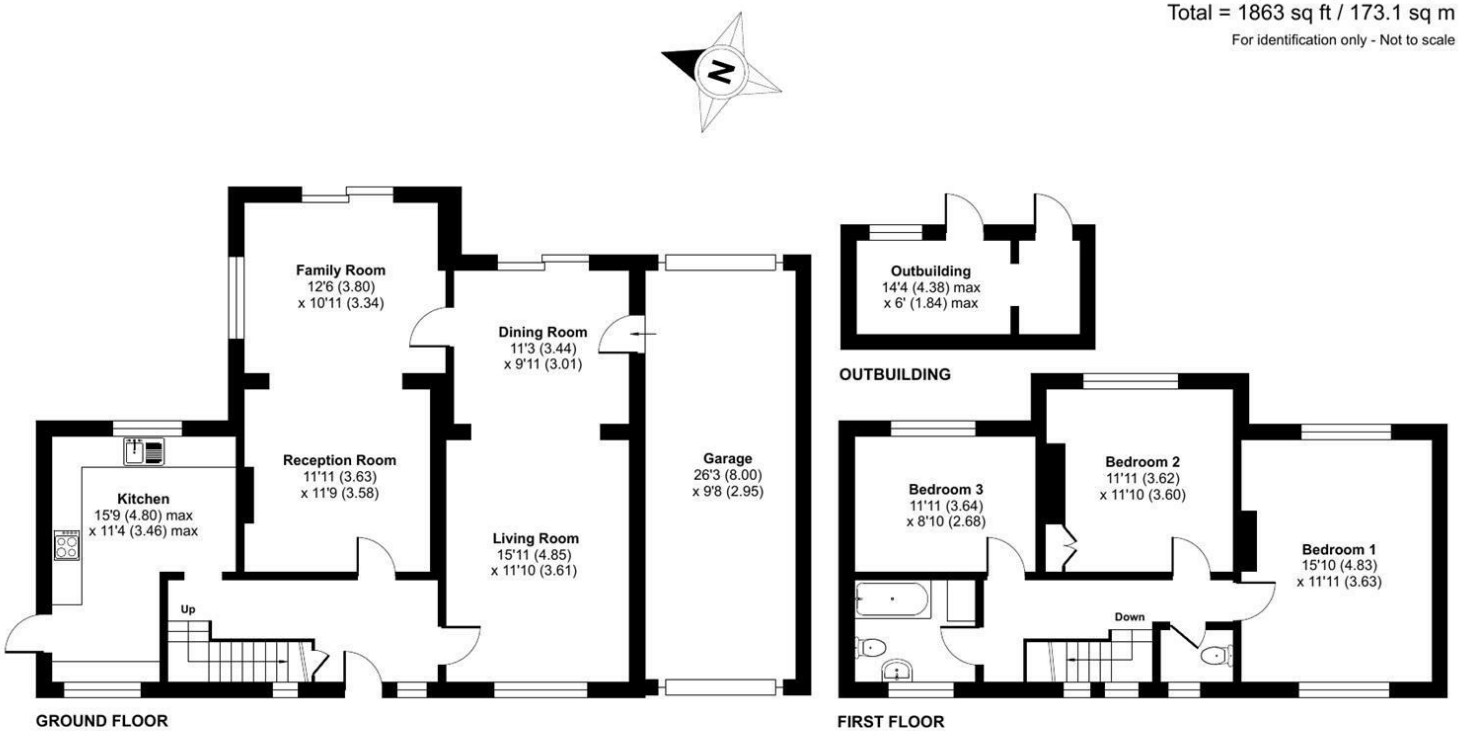
SERVICES
We understand mains services are connected. Halls has not tested any services, appliances or systems.

COUNCIL TAX
We understand the property is within Council Tax Band C. Prospective purchasers should verify this with Shropshire Council.

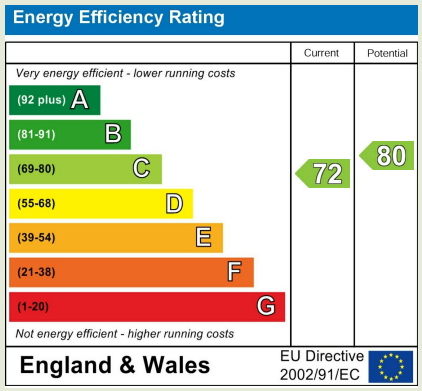
VIEWINGS
Strictly by appointment with the selling agent.

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.

Approximate Area = 1522 sq ft / 141.4 sq m
Garage = 254 sq ft / 23.6 sq m
Outbuilding = 87 sq ft / 8.1 sq m
Total = 1863 sq ft / 173.1 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: 1453357



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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.

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